



# WATERS UPTON PARISH COUNCIL

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Chairman: Councillor Lynda Baker Oliver

Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 26<sup>th</sup> October 2016** at 7.30p.m. in Waters Upton Parish Centre.

**PRESENT:** Councillors: Mrs L M Baker Oliver  
J Griffin  
Mrs E Thomas  
T Revitt  
B Rothwell

**In attendance:** Katrina Baker (Clerk)  
11 Members of the public  
Councillor S Bentley

## 16/3195 WELCOME

The Chairman, Councillor Baker Oliver, opened the meeting and thanked everyone for attending. She particularly welcomed the new faces, it is always good to have people attend the meetings.

## PUBLIC SESSION

Thanks were expressed for the work on Waters Upton Well.

Fly-tipping around the Parish is very bad, at this time. Huw Roberts agreed to send something out on Neighbourhood Watch, asking people to keep an eye out and to report suspicious vehicles.

The planning application for Mill House has raised some concerns for local residents who attended to express their concerns and to offer local knowledge regarding the proposed site. The site is a Zone 3 site with high nitrate levels. Some of the land included in the site plan, is not owned by the applicant, this could lead to the site being extended further. There are concerns regarding the access, local road network, flooding and light pollution.

The applicants attended and gave information regarding the water supply and the borehole information. They confirmed that they are working closely with the Highways and Ecologists to ensure that all aspects of the application are covered.

## 16/3196 APOLOGIES

Cllr D Smith	Holiday	Accepted
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## 16/3197 DECLARATIONS OF INTEREST

Members were reminded of the need to declare their interests in any matters appearing on the agenda. Should a personal or prejudicial interest be declared, the member should leave the room and take no part in the decision on the subject.

Councillor Lynda Baker Oliver  
Councillor B Rothwell

Resident at Cold Hatton  
Resident at Meeson

## 16/3198 MINUTES OF THE FULL COUNCIL MEETING HELD IN SEPTEMBER 2016

It was proposed by Councillor Mrs Thomas and seconded by Councillor Griffin that the Minutes of the September meeting be accepted and agreed as a true record. All were in favour and thus it was

<b>RESOLVED that the Minutes of the September meeting be signed as a true record.</b>
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**16/3199 MATTERS ARISING****Overgrown Hedges**

A new regime has been introduced to deal with overgrown hedges when local landowners are not cutting them back and there are access or visibility issues. Anyone aware of other hedges that need attention, please contact the Clerk.

**16/3200 FINANCE****a) Payments**

Payments, in accordance with the Financial Regulations of the Parish Council were agreed and signed by two Members of the Council.

Payment	Cheque No	Amount
Treatment Works maintenance	302104	£192.00
Electric at Parish Centre	302105	£74.55

**b) Budget Consideration 2017/18**

Members are asked to email to the Clerk, details of projects that they would like to be included for consideration at the next meeting.

**16/3201 PLANNING****a) Planning Applications Updates**

None

**b) New Applications for Consideration****TWC/2016/0902 The Mill House, Great Bolas**

*Councillor Rothwell declared an interest.*

This application was for the conversion of outbuildings to a utility building to be used in connection with the campsite that is subject of a change of use application.

Members had been made aware of the concerns of local residents in Meeson, many of which had been included on the telford.gov.uk website.

Members were aware of the Neighbourhood Plan and the relevant policies.

All members had an opportunity to share their views and it was

**RESOLVED that the Parish Council supported leisure and tourism as it is believed to be good for the area. There is therefore, no objection, in principle. However, there were concerns as to whether the site was appropriate. It was further agreed that the Parish Council could only support the application if TWC was satisfied that there were no issues relating to the matters that had been brought to their attention through the consultation process. The Parish Council would be looking for confirmation regarding flooding, foul drainage, location of the septic tank, access issues, Bolas Bridge, the highway network and sat navs that encourage the use of local tracks. They would look for assurances regarding the rights of way, the flood line, the nitrate issue and other points raised with them. The Parish Council would also request adequate landscaping / screening, should the application be approved.**

**TWC/2016/0923 Barn Conversions at Long Lane Livery**

This application is supported by the Neighbourhood Plan under Policy WUA3. There were no objections to the proposal and it was therefore

**RESOLVED to support this application.**

**TWC/2016/0930 Fairview, Cold Hatton**

The erection of a garage and extensions to the property.

**RESOLVED to have no objections to the proposals.**

**c) Other Planning Matters****The Retreat, Great Bolas**

Members had been made aware of an application with Shropshire Council for an extension to this dwelling house. We had not been consulted as it is not in Telford & Wrekin and therefore not in our Parish. The consultation period had officially ended, but if Members have personal views, they can still be uploaded to the Shropshire Council website.

### **Parish Room Croft**

The Parish Council solicitor had informed us of unforeseen delays experienced by Boomslang in relation to the reserved matters application.

They will now be on site early in the Summer of 17, with completion anticipated to be in September 2017. The solicitor, on our behalf, has signed a Draft of Variation to ensure that we do not lose the Community Gain element of the application. Cllr Bentley had met with the planning officers and it can now be confirmed that full planning consent has been granted.

### **The Swan, Waters Upton**

0010 The Chairman and Clerk had attended the First Tier Tribunal at Telford Magistrates Court today, to act as a witness to the case against Telford & Wrekin Council, brought about by the owner of the site in relation to the Asset of Community Value status.

The QC, whilst being fair with his questions, announced during the tribunal that he would be looking at the site, as it is today and the 'Community Asset Status'. Everyone is aware of the severe deterioration of the building and site, due to the actions of a third party, and therefore the designation was different when the ACV was granted than it is today.

We have to await the outcome of the Tribunal which will be forwarded to us by post.

The Chairman explained that we were disappointed at the support and guidance received from TWC and in particular the lawyer employed to defend the status.

### **TW Local Plan**

A joint statement on behalf of the named villages within the emerging local plan has been submitted to the Examiner for his consideration against Q 3.2, regarding the number of rural properties planned throughout the life of the Plan.

The Examination commences on 15<sup>th</sup> November, it is open to the public and will take place over a 5 day period.

## **16/3202 CORRESPONDENCE**

**Items received for information – please contact the Clerk if you wish to read any of these documents or if you require additional information.**

- a) All correspondence has been shared with Members throughout the period since the last meeting
- b) Details of the proposed Local Development Orders scheme had been circulated following the Parish Forum, which introduced the details of the consultation process.

**RESOLVED that the Parish Council would support the proposed scheme, but would mention the need for Parish & Town Councils to be able to access the information on the weekly list in order that they are aware of applications in their area.**

- c) Members discussed the information received regarding the proposal to 'cap' Parish & Town Councils. To hold such referenda would be expensive and with consideration of further devolution to local councils, the need for more funding should be recognised.

**RESOLVED that Waters Upton Parish Council will write to Mark Pritchard MP, using the model letter supplied by NALC, to ask for a postponed date for the decision so that discussions can take place between DCLG and NALC.**

- d) Information had been received to confirm that Superfast Broadband could come to Cold Hatton sooner than expected. Anyone wishing to know the current situation regarding the provision in their area can send their postcode to receive an update.  
This applies to other areas of the Parish, such as Meeson.  
There are some areas where the infrastructure is preventing the provision, recent Government funding has been allocated to look at alternative ways of increasing broadband speeds in these areas. Claire Critchell, Superfast Manager, can be contacted to discuss individual requirements.

It would be reported that a tractor has driven over the boxes outside of 46 / 47 Great Bolas and has caused serious damage to them.

- e) PRH4me campaign  
Members had received the information from Telford & Wrekin Council regarding this campaign. Regardless of the reasons, and politics involved in the decision, it was agreed that the Parish Council should support the community by joining the campaign stating that as a general principal, it is too far for many people in Telford and further South in particular, to travel to Shrewsbury. It was, however, recognised that this could be said for the people in Wales in that it would be too far for them to travel to PRH.

**RESOLVED that Waters Upton Parish Council would support the PRH4 me Campaign.**

- f) Consultation on Animal Licence Conditions  
It was agreed that this Parish Council had no view.

**16/3203 RIGHTS OF WAY (WET3P)**

The Minutes of the last meeting had been circulated. Work will commence in October / November on the first of the capital projects.  
Following the article in the newsletter, details of overgrown paths and obstacles had been received which is really useful. People using the rights of way are encouraged to report any issues of access, or route marking to the Clerk for action.  
It was agreed that a regular Rights of Way article be included in the local newsletter and this could show a route map and details in order that more people are aware of where the rights of way are.

**16/3204 CHAIRMAN'S REPORT**

The Chairman reported on meetings that she had attended to represent the Parish Council

- a) Parish Forum – details of the LDOs
- b) Pinfold Croft Meetings – next meeting 31<sup>st</sup> October
- c) CPRE – looking for local people to join and create a Telford & Wrekin Branch of CPRE.
- d) Highways Liaison meeting, with Cllr Thomas – awaiting an action plan of the points raised. One of the main areas of concern is the condition of Catsbitch Lane. The highways officer has recommended it to be downgraded to prevent use by HGVs, with access to fields only from the B5062. This is necessary before more remedial work is undertaken on the road and verges.
- e) Wrekin Area Committee – details of Community Speed Watch and Action Planning

**RESOLVED that Waters Upton Parish Council would register an interest in taking part in a Community Speed Watch scheme.**

**16/3205 CLERK'S REPORT**

- a) Anyone with items for the next Bus User Group agenda should forward them to the Clerk as soon as possible.
- b) The treatment works at Upton Stones transferred to Severn Trent on 1<sup>st</sup> October 2016. There has been a considerable amount of work involved in the transfer and it has been confirmed that the Parish Centre will not be billed for at least 12 months, possibly 24, in lieu of the work undertaken to negotiate the transfer.
- c) £122 has been received from Bryn Melyn as reimbursement to the Parish Centre.
- d) STAR racing are negotiating with TWC regarding their current planning consent. This will be completed before the start of next season.
- e) HAU students will visit in December, everyone welcome to meet with them as they discuss their views on the development in Waters Upton village.
- f) Post Office has awarded the Parish Centre Team a special award in recognition of 10 years of service to the community.

**16/3206 REPORT FROM TELFORD & WREKIN COUNCIL**

Councillor Bentley reported on his work on the following projects:

- a) Pride Funding to support Crudgington and Ercall Magna Primary Schools to enable a visit to the National Arboretum.
- b) Meeting with Ins Gary Wade, to discuss speed issues, particularly on the village roads and A442 / B5062, a designated diversion route set up for whenever required, Crudgington Crossroads and safety issues on the B5062.
- c) He also stated his disappointment at the procedural aspects of the Tribunal earlier today. He would be taking this up with the legal team at TWC.

**16/3207 PARISH MATTERS**

- a) Neighbourhood Watch  
Huw Roberts, one of the Co-ordinators, gave a short presentation on the work of NW and the meeting held in September. He would be looking to organise a Community Event Day in the Spring to raise awareness of the scheme. David Inkster has kindly agreed to create a list of key points and top tips, regarding security and locks for the homeowner.  
The Group will be looking at the speed and format for reporting incidents or suspicious activity. This may involve an APP. In the meantime, a form had been drafted that you can carry with you which reminds you of the information that you can note down which may be useful in the future.
- b) Slow Down solar sign, Crudgington  
This has been removed for maintenance and should return soon.

- c) Overgrown hedges at the Harebutts  
A request to the owner has already been forwarded.
- d) Maintenance of Parish Room Croft  
Our solicitor has requested action by the owners to tidy up this field.
- e) Foul water, bottom of River Lane  
This is a remaining issue from the erection of the new dwellings and is being dealt with by the enforcement officers of TWC in relation to the planning consent for Swan Court.

**16/3208 NEXT MEETING**  
23<sup>rd</sup> November 2016                      7.30pm                      Monthly Meeting

**There being no further business, the Chairman closed the meeting at 8.50pm.**

**Signed .....** **Date .....**

*These Minutes are produced in draft form. E & OE until confirmed as a true record by Full Council at the next meeting on 23<sup>rd</sup> November 2016.*