



# WATERS UPTON PARISH COUNCIL

Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 27<sup>th</sup> June 2018 at 7.30p.m.** in **Waters Upton Village Hall.**

**PRESENT:** Councillors: Mrs L M Baker Oliver (Chairman)  
Mrs E Thomas  
J Griffin  
B Rothwell  
D Smith  
T Revitt

**In attendance:** Katrina Baker (Clerk)  
7 Members of the public  
Cllr Stephen Bentley (Ward Member)  
Mr A Sheddon, Shropshire Homes

## **18/3537 WELCOME**

The Chairman, Councillor Baker Oliver, opened the meeting and thanked everyone for attending.

### **SHROPSHIRE HOMES – CRUDGINGTON SITE**

A warm welcome was extended to Andy Sheddon, The Land Manager for Shropshire Homes, who informed the meeting that they had submitted a bid for the Crudgington Dairy Crest Site and had submitted an application to TWC to amend the layout.

Large scale plans were available which showed the position of the small industrial units moved to the rear of the site.

The contract to purchase the site included for 111 homes of which 9 would be 'affordable'. A reserved matters application, to consider the scale and design of the properties is expected to be submitted in the near future. It is their intention to acquire and commence development around the end of 2019 and completion would be in 3 – 4 years.

A Section 106 agreement, attached to the planning consent, would deal with education, footways, a crossing and highways, but it was recognised that a crossing to Crudgington School would now not be a requirement as the school allocated for families on this site would be High Ercall.

The small industrial / employment units are also available as retail units within the current scheme, although questions were asked as to whether these were necessary and appropriate. The current proposal to relocate them to the rear of the site is to enhance the entrance (from the B5062) and to ensure that the site is 'attractive' on entrance. However, concerns were expressed regarding any traffic to the units then passing through the residential areas of the site.

It was good to know that consideration is being given to having bungalows as part of the development.

Members expressed concern regarding the nearby Crudgington Crossroads. It is essential that this dangerous junction be improved and this development is an ideal opportunity to ensure that this happens.

The Parish Council and Shropshire Homes will confirm to TWC that they are keen to meet together to discuss how the funding allocated for highways will be spent to improve and upgrade the crossroads, this could now include a crossing point in order that residents can access the Interchange Site on the B5062 (Newport side).

Members thanked Mr Sheddon for attending and are looking forward to working with Shropshire Homes on this exciting development in our Parish.

#### **PUBLIC SESSION**

##### **A442 Speed and Bollards**

The police have been undertaking speed assessment readings, using the hand-held speed gun which resulted in evidence that the average speed in the 20mph zone at School Time is still 33mph. It had been reported that the flashing lights are not always visible, due to the position and sunlight in particular.

TWC will be arranging for the bollards to be re-installed and an investigation is taking place regarding their installation as it appears that they have not all been sited deep into the verge and secured with cement, this results in them coming out very easily.

The police have confirmed that they would support the installation of a static camera at this location, guaranteed to slow down the traffic to ensure that the safe route to school for pedestrians is as safe as possible.

Vehicles continue to abuse the central refuges and speed limit at Cold Hatton, also on the A442, and TWC has been asked to investigate the possibility of average speed cameras from Peplow to Shawbirch as part of a safety scheme for the route.

#### **18/3538 APOLOGIES**

None

#### **18/3539 DECLARATIONS OF INTEREST**

Members were reminded of the need to declare an interest in any items on the agenda and should this be pecuniary, then Members should leave the meeting.

Councillor Smith                      Planning Application, Twin Oaks                      Neighbour

#### **18/3540 MINUTES OF THE FULL COUNCIL MEETING HELD IN MAY 2018**

It was proposed by Councillor Revitt and seconded by Councillor Thomas, all were in favour and thus it was

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|---|
| <b>RESOLVED that the Minutes of the meeting held on 23<sup>rd</sup> May 2018 be accepted and signed by the Chairman as a true record.</b> |
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#### **18/3541 MATTERS ARISING**

##### **Speed Issues**

As mentioned in the Public Session, the Safety Camera Partnership has agreed to support the Parish and the Police with more visits. This has been equalled by the attendance of the police, with speed guns. More reports of offending vehicles have been sent to the police, with dates, times and registration numbers and the police are actively following these up.

##### **Highway Drains**

More drains, particularly in Great Bolas and on the Eaton on Tern Road, have been reported.

##### **Orchard Close – open watercourse**

TWC has informed the Parish Council that they are awaiting the legal agreements on future responsibility for maintenance to be completed before the agreed work can take place.

### **Catsbitch Lane – Unsuitable for HGVs**

Local residents and road-users continue to report use of this lane by HGVs and in particular large agricultural vehicles, some of which are only using it as a short cut from the B5062 at Shray Hill to the A442 near to the Swan. Some even use River Lane, also designated as Unsuitable for HGVs. An article has been included in the next newsletter and some people have suggested 'name and shame' as some offenders are local residents / businesses.

18/3542

### **FINANCE**

#### **a) Payments**

| Cheque No | Payment   | Law / Statute | Amount  |
|-----------|---|---------------|---------|
| 000040    | Insurance   | LGA 1972      | £855.12 |
| 000041    | Street Light Energy   | LGA 1972 s111 | £30.09  |
| 000042    | Parish Roadman, churchyard, Pinfold, play areas and Parish Centre | LGA 1972 s135 | £605.00 |
| 000043    | Clerk's Salary April to June                                      | LGA 1972      | £600    |
| 000044    | PAYE  | LGA 1972      | £150    |

**Invoices for the re-charges relating to the above payments, will be issued.**

#### **b) Receipts**

Following the decision by TSB to issue a new account number, they had not completed the transfer with regards to Direct Debit receipts and consequently, not all funds had been appropriately allocated to our account. This included the VAT refund, the churchyard grant and the TWC environmental grant.

It was agreed that following the completion of the Audit, Members will reconfirm the Earmarked Reserves to take this income into consideration.

#### **c) End of Year Accounts, Internal Audit Report and Annual Governance Statement**

The Internal Audit report had been received and circulated to Members. There were no recommendations for action.

Members completed the Governance Statement, which was signed by the Chairman on behalf of the Council and confirmed that the Parish Council conducts all elements of the monitoring role as listed and that the accounts are completed in accordance with the Practitioner's Guide.

Members received a copy of the Accounting Statements, which were supported by the Receipts and Payments Cash Book Account. Notes to the Accounts had been prepared in order to further explain the issues relating to the change of bank account number.

The Annual Governance & Accountability Report (AGAR) is now complete and ready to be presented to the External Auditors.

18/3543 PLANNING

a) **Planning Applications Updates**

**Land rear of Cedar Lodge, Waters Upton. TWC/2017/0406**

The Chairman updated Members on the serious issues raised by finding that this application (previously deferred by TWC Planning Committee) was back on the Agenda at their meeting with no notification received by the Parish Council. The Officer's report clearly stated that the Agent (Base) had insisted that the application be re-submitted without alteration, therefore taking no notice of the Planning Committee Members views or instructions. This was immediately taken up by the Parish Council and Ward Member, resulting in a meeting with the Lead Planning Officer who had admitted that the Case Officer should have informed the Parish Council but also defended the report which included a recommendation for Approval.

There were a number of issues at the Planning Committee meeting, held at Charlton School, where the Chairman attended to speak against the application, with Councillor Bentley, and the outcome was that the application was granted approval after amendments were made at the 11<sup>th</sup> hour by the Agent, who had previously said they could make no amendments due to the death of the landowner, resulting in the land being part of a probate process.

The Chairman would raise these issues under Chairman's Report later in the meeting.

b) **New Applications for consideration**

**TWC/2018/0442      Aquadale Farm      Single storey front, rear and side extensions**

**RESOLVED to have no objections to this proposal, bearing in mind that permission was previously granted outside of the Local Plan.**

**TWC/2018/0472      Former Dairy Crest site      Variation to relocate the commercial units within the site.**

**RESOLVED to support this application and to welcome the commitment by Shropshire Homes to work with the Parish Council and community to create a development that will complement our Parish and offer good quality homes to enable local people to remain in the Parish whilst welcoming new families.  
A meeting will take place with TWC Highways to discuss the essential work required at the Crudgington Crossroads.**

**TWC/2018/0483      Twin Oaks, Crudgington      Lawful Development Certificate for double garage**

*Councillor Smith declared an interest and took no part in the decision*

**RESOLVED that although this is a retrospective application, that would normally not be supported, Members believed that it is correct that this should receive permission in order to regularise the site.**

c) **Other Planning Matters**

i) **Parish Room Croft**

Work continues to progress well on the site. The developer is committed to the transfer of land to the Parish Council at the end of March 2019, when the funding will need to be available. The variations of agreement (regarding the dates) have been signed and negotiated through our solicitor.

The Parish Council asks that the outstanding pledges of financial contributions to the purchase of the land be settled by the end of August 2018. If there remains a shortfall, the Parish Council will then be able to continue with the loan application to the PWLB. However, if all pledges are received, this will not be necessary.

ii) **The Swan Site**

The Parish Council met with the owner and agent, with a TWC Legal Officer in attendance, along with a potential scheme partner. However, the Agent appeared reluctant to engage in negotiation. TWC confirmed that they would enable a further one week in order that the company can contact a potential bidder and a bank representative regarding the financial offers that have been made available.

TWC confirmed that the owners bank has been in touch to enquire about the requirements of the 'Asset of Community Value' order, prior to the putting the site on the market.

TWC have set out a timescale to the owner, agent and bank representative, to confirm that they will move ahead with a compulsory purchase order if an agreement is not reached.

**18/3544 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. Members have not requested that any should be included on the agenda.

b) Speed Indicator Devices

A trade stand at the recent conference had set up a display model of a SID which is available to show a selection of messages and that can be moved around the Parish. This will be on display again at a Rural Forum in the Autumn.

The Parish Council had confirmed that it would be interested in the details and costs in order that this can be considered in the future.

**18/3545 RIGHTS OF WAY (WET3P)**

a) The signposts and waymarkers are now available, volunteers will be required to install them. Anyone with knowledge of a location where the sign is missing, please contact the Clerk.

b) The gate that has been erected at Bolas Bridge Cottage which creates an obstacle, particularly when padlocked, to the right of way that passes the property, is being investigated by TWC.

c) The condition of local rights of way is of concern and landowners and farmers need to be reminded of their responsibilities.

**18/3546 CHAIRMAN'S REPORT**

The Chairman continues to attend a number of meetings regarding current issues within the Parish and to represent the Council on outside bodies.

The Chairman discussed the issues that had been raised regarding the Planning Application TWC/2017/0406 and shared relevant points with Members who were dismayed that TWC had not acted appropriately with regards to this application. The Chairman proposed, and all were in favour, that an official complaint be submitted to the Chief Executive, to highlight the serious issues. The Chairman also extended thanks to local residents who attended the Planning Committee meeting and who were also disappointed at the poor organisation and unprofessional manner in which this application had been dealt with.

**RESOLVED that an official complaint be submitted to TWC. A copy will be available on request.**

The Chairman had represented WUPC at the recent conference at Oakengates Theatre.

**18/3547 CLERK'S REPORT**

a) **Pinfold Croft**

The Clerk had been discussing the street light provision, which, it appears, may be the responsibility of the Local Authority and if this is the case, we may well be entitled to a refund on our electricity energy costs.

**b) Telford @ 50**

Further communications and questions had been received and the Clerk had continued to answer as required. The applications are now being considered and we await an outcome.

**c) Community Library at Waters Upton Parish Centre**

It is hoped that this will go live in August 2018.

**d) Overgrown Hedges**

Across the Parish, there is evidence of overgrown hedges which encroach on footpaths or make visibility poor. All landowners and householders are asked to ensure that their hedges are cut back to their boundary to ensure that the paths and roads are not made narrower or that they cause visibility obstructions.

**e) Dead animals**

It is a requirement that any animals on the highway, such as badgers, are reported to TWC for collection and appropriate disposal. A recent incident was reported but it took 10 days before collection, this is not acceptable and was reported to TWC.

**f) Footpaths**

The Roadman will be working on footpaths in the Autumn, or earlier if the grass continues to die back.

**g) Poppy Appeal 2018**

A launch event will be organised in the Village Hall, everyone is welcome to attend.

**h) Remembrancetide**

This year, a special civic service will take place at St Michael's Church in the afternoon of 11<sup>th</sup> November, further details will be available soon.

**18/3548 REPORT FROM TELFORD & WREKIN COUNCIL**

Councillor Bentley informed the meeting of his concerns regarding planning matters and in particular the apparent lack of respect for Parish Councils within the consultation process. He confirmed that he supported the Parish Council decision to submit a formal complaint.

He also confirmed his discussions with TWC and the police regarding the A442 and speed issues and his support for an Average Speed Camber site. The location of the recent accident, which had resulted in 10 more bollards being knocked from the ground, was to be tested in case there is an issue with the highway causing the accidents.

He is keen to support the Parish Council with the essential works needed to ensure that Crudgington Crossroads is made safer, particularly as the new access to the Dairy Crest site will be nearer to the junction and there is a potential of an additional 300 vehicle movements, twice per day, when the site is completed.

**18/3549 PARISH MATTERS**

**a) Neighbourhood Watch**

The scheme continues to communicate with residents via the selection of social media sites. Residents are reminded to ensure that the What's App Neighbourhood Watch is used for sharing information relating to crime. This is used to share information such as cold-callers, registration numbers and any suspicious activity. The What's App Chat site is an excellent way of communicating with neighbours and friends, sharing information, asking for advice or assistance and keeping in touch with the local community. The email system is also used to share important information that may assist with local issues.

**b) Smartwater**

A number of Smartwater kits have been sold and it is hoped that everyone has marked their property. Please remember that you can mark any items, large or small and if they were to be stolen, the likelihood of them being returned to you is far greater.

West Mercia police have provided us with 39 signs in order to identify us as a We Don't Buy Crime zone. The Co-ordinators have created a map with details of all the signs, their locations (by OS map reference) and the size of the sign. Thanks were extended to everyone who has helped with this project. There are still some kits available, at the reduced price of £8.90.

**c) Other Matters**

Councillor Thomas requested that the purchase of a plastic policeman be added to the next agenda for consideration. He costs £96 and can then be moved around the Parish to identify areas of concern.

An event is taking place at Lower House Farm on 20<sup>th</sup> July, the guest will be Andy Street, Mayor of the West Midlands Combined Authority. Everyone welcome.

**d) Great Bolas Bridge**

The damage to this historic bridge is of great concern and although it has been reported to TWC on a number of occasions, they do not appear to be acting to repair it and make it safe. The Parish Council and Ward Member will raise this important issue again.

**18/3550 NEXT MEETING**

25<sup>th</sup> July 2018

7.30pm

Full Council

Waters Upton Village Hall

**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 25<sup>th</sup> July 2018.*