



Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 22nd January 2020 at 7.30pm in Waters Upton Village Hall.**

PRESENT: Councillors: B Rothwell (Chairman)
T Revitt
E Thomas
H Roberts
J Quin
J Griffin

In attendance: Katrina Baker (Clerk)
Cllr S Bentley (Ward Member)
13 Members of the public

20/3803 WELCOME

The Chairman, Councillor Rothwell, opened the meeting and thanked everyone for attending. All Members introduced themselves to the public, some of which were attending their first meeting.

PUBLIC SESSION

The work scheduled for Orchard Close has still not commenced.
Parish Room Croft fencing will be discussed when the weather improves.
Noise nuisance – allegedly from the anaerobic digester at Rowton
Slippery paths in The Stackyard

20/3804 APOLOGIES

None

20/3805 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 whilst the matter is discussed.
All Members resident in the Parish declared an interest in the budget discussions and received a dispensation to take part in setting the precept for 20/21.

20/3806 MINUTES OF THE FULL COUNCIL MEETING HELD IN DECEMBER 2019

It was proposed by Councillor Quin and seconded by Councillor Thomas, with one abstention, all were in favour and thus it was

RESOLVED that the Minutes of the meeting held on 18th December 2019 be accepted and signed by the Chairman as a true record.
--

20/3807 MATTERS ARISING NOT INCLUDED ON THE AGENDA, FOR INFORMATION ONLY

a) Catsbitch Lane

The surface of the Lane continues to deteriorate and the potholes worsen. Officers will visit to undertake emergency work on 27th January, with a thorough assessment of the work necessary continuing in the near future.

b) River Lane – STW connection

STW will be closing River Lane to undertake the connection to the treatment works towards the end of February. TWC arranged gully clearance three times over the Christmas and New Year period, but as the water level is so high, due to excessive rainfall, the flooding soon reappears.

The Parish Council, on behalf of the residents of Old Rectory Fields and Swan Court have requested if a temporary route can be created through The Swan site.

b) Quiet Lanes Initiative

The traffic monitoring lines are down in Meeson and Catsbitch Lane, this will provide TWC with essential detail on traffic numbers, weight and speed, in order for them to determine if the Lanes are suitable for a Quiet Lane Status.

20/3808

FINANCE

a) Payments

It was proposed by Councillor Rothwell and seconded by Councillor Roberts that the payments be agreed and that the cheques be signed in accordance with the Council's Standing Orders.

Cheque no	Payment	Regulation	Amount
000136	Hedge cutting	LGA 1972 s135	£38.40
000137	Parish centre alarm	LGA 1972 s133	£104.40
000138	Parish centre security doors	LGA 1972 s133	£1200
000139	River Lane signs	Highways Act 1980	£204.84
000140	Final payment – Arriva 519	LGA 1972 s144	£400.00
000141	Lamp post poppies	LGA 1972 s147	£18.00
000142	Parish roadman, play areas, churchyard and parish centre	LGA1972 s112	£429.00

b) Receipts

A VAT refund has been reclaimed.

WHT have repaid for 50% of the Pinfold Croft maintenance

Pop Up Pub income and shop collections have been received towards the play equipment for Parish Room Croft.

c) Financial Report

The Current Account Balance was £37,470 at January 11th 2020.

d) 2020/21 Budget Consideration

A draft budget had been circulated for Members consideration. The Clerk explained the savings and possible use of balances which would result in a budget of £37,910. This included significant ear-marked reserves. It was proposed by Councillor Quin and seconded by Councillor Thomas that the precept for 2020/21 be set at £25,060. This will be collected by TWC within the Council Tax. All were in favour and thus it was

RESOLVED that the precept for 2020/21 will be £25,060.

20/3809

PLANNING

The Chairman confirmed receipt of an additional planning application at Heath Lodge, Cold Hatton and Members agreed that it should be considered at this meeting, rather than defer to a future meeting.

a) Planning Applications Updates

i) Old Rectory Fields

We are still awaiting the draft legal transfer document for consideration. On receipt, it will be necessary to have an agreement between the Parish Council and the Parochial Church Council for the car park and cemetery extension.

ii) The Stackyard

Permitted development rights have been removed from the new site, as with Parish Room Croft, in order to protect the character of the site and village.

The bin store / collection point remains a concern for Stackyard residents, the community and the Parish Council. It had been agreed with the developer and planning officers that this would be considered further as part of the Phase II planning application.

iii) **Right of Way**

A recent newsletter article has reminded walkers of the need to use the route of the right of way as The Stackyard is a Private Road.

iv) **Car Parking**

It has become noticeable that car parking spaces provided within The Stackyard, whilst sufficient for the residents, do not take into consideration visitors. This has resulted in unacceptable parking on paths and in the turning area of the site. Members agreed to give some consideration to this issue when considering the Phase II application.

b) **New Applications for consideration**

TWC/2019/1038

Erection of properties to the rear of Cedar Lodge, Waters Upton

This application is Phase II of The Stackyard development. The Parish Council has been working with the Developer to ensure that the proposals are in keeping with the rural character of the site and takes full advantage of the rural location and outstanding views. Members took the opportunity to consider a number of points and these are detailed in The response that has been submitted to the Planning Authority and copied below.

RESOLVED that Waters Upton Parish Council continues to support the development on the land to the rear of Cedar Lodge as Phase II of The Stackyard site. The Planning Officers will recall the Parish Council concerns at the time of the original application and it is therefore important that the issues raised at that time, are addressed within this current application. We are pleased to have been able to work with the developer and to bring forward a planned layout that addresses some of the issues, however there are some points that we wish to confirm: 1. Right Of Way The route of the pedestrian right of way has been diverted around the Cedar Lodge Boundary - whilst this is supported, we would now request that it continues around the boundary of the site, so would be to the rear of plots 6 and 7. We cannot support its short cut through the site as this will be open to possible disrespect for residents. The kissing gate previously agreed, will then be sited at the far corner boundary of plot 6 and immediately opposite the Lane. The route of the right of way must be adequately and appropriately fenced between the two kissing gates. 2. We fully support, and thank the developers for their consideration in the provision of a single storey property on plot 3. This is a much needed property in the village and its location is ideal from the point of view of views from the site and its effect on the neighbouring property in Phase I. It is important, that the footprint of the actual building includes a fully accessible design, wider doors, paths and appropriate internal fittings and fixtures. 3. Permitted Development Rights must be removed to ensure that the character of the site is protected. 4. Appropriate boundaries must be designed, with the use of sandstone wherever possible and fencing / hedges in accordance with those in Phase I. 5. The central area, creating a village green / public open space, is welcomed as the key visual aspect of the site from the highway and an important feature linking Phases one and two. This will need to be constructed and made secure to ensure that no parking on the area is possible. 6. The grassed area on the right of the entrance to The Stackyard near to the village road and opposite Number One, will be required for short term overflow parking for visitors only to the properties and we would therefore request that it be suitably constructed with 'concrete grass' or similar, as provided for the church car park area in Phase One. 7. The bin area continues to cause concern for the residents and the Parish Council. Its design and size is obtrusive and not in keeping with the character of the site. In order to support it, the Parish Council will require it to be reduced in height and that the external appearance is masked with sandstone walls or those which match and compliment other walls on the site. Responsibility for its maintenance and cleaning must be included in a legal agreement with the residents and some landscaping may be required to assist in improving the visual impact. 8. It needs to be determined as to if this is a bin store or a bin collection point. This can be based on the size of properties and their external areas available for storage. It may be that this is a store for Phase One, but only a collection point for Phase Two? Whatever the agreed outcome, it is important that the road within the site, from the village highway to the bin store, is accessible and suitable for the weekly bin lorries to be able to access the front of the store to collect the bins. Leaving these on the side of the village road is not acceptable as it causes an obstruction and visibility issues. 9. Finally, as there will be areas in need of future maintenance, a clear plan of responsibility will be required. Areas to remain private, will require a legal agreement with the owners / residents. The areas to transfer to the Parish Council will be maintained in the future by the Parish Council and appropriate Section 106 funding will be required to transfer to the Parish Council on completion of Phase Two to commence this programme of work.

TWC/2020/0028 2, The Stackyard, Waters Upton
Retrospective Application for a fence to the rear of the Property

Waters Upton Parish Councillors discussed this retrospective application and took into consideration other information that had been made available to them. The Parish Council remains opposed to retrospective applications, however considers each one on its own merits and information. During the initial planning stages of The Stackyard, as with other developments in the Parish, permitted development rights were removed in order to protect the character of the rural site, particularly in relation to the location in the centre of the village and being adjacent to St Michael's Church, a listed building, and numerous listed sandstone walls. The response submitted to the Planning Authority is copied below:

RESOLVED that Waters Upton Parish Council is strongly opposed to this retrospective application for a fence at a property in the new development at The Stackyard in Waters Upton. As you will be aware, there was a significant amount of consultation and discussion regarding this development due, in the main, to its close proximity to St Michael's Church, a Listed Building, with historic sandstone walls as features around and within the development site. Permitted Development Rights were removed in order to protect the character of the site and to ensure that this area, in the centre of our picturesque village, remains in keeping with the historic character. Regardless of any reasons given for the erection of such a fence, it is important that there is a consistent message to all residents (as with other development sites in the village) and that such applications must be refused. It is important that no other precedent is set and that the original reasons for this to be included in the planning consent and consequently appears in the deeds for all the properties, are kept in mind at all times.

TWC/2020/0040 Heath Lodge, Cold Hatton
Application for a two-storey extension

RESOLVED that Waters Upton Parish Council has no objections to the proposed extension.

c) Waters Upton Neighbourhood Plan

Members considered the Waters Upton Neighbourhood Plan and its importance in the determination of planning applications in the Parish. As part of the monitoring and review, the Parish Council confirmed that the WUNP meets the needs of the Parish at this time.

d) Other Planning Matters

i) The Stackyard

The developer is to add a top layer to the path at the front of the site in order that it is an improved surface for pushchairs, wheelchairs and dogs. It is important that the correct material is used to protect the tree roots from damage. The Section 106 funding for The Stackyard will be invested in a CCLA Account, when received.

ii) The Swan site, Waters Upton

The Chairman updated Members on a recent meeting with TWC legal and planning officers which was attended by Councillors Bentley (Ward Member) and Roberts. Details are included in the Chairman's Report. It is necessary to confirm the end date of the ACV. It had been confirmed that planning conditions will protect the development and ensure that it is fit for purpose (as a Community Asset with licensed facility) and completed prior to any occupancy on any element of the development.

20/3810 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) **Great Britain Spring Clean Events**
The Parish Council will arrange events on 4th April 2020 as part of the Great British Spring Clean, but will look at other aspects of our Parish in need of some TLC rather than just litter picking, such as sign-cleaning.

c) Verge Damage

Throughout the Parish, evidence can be seen where vehicles have treated verge with little or no respect and apart from the visible damage which often looks unsightly, it also causes flooding as the road drains and ditches are often affected. Recent incidents in Cold Hatton have been reported and the Parish Council offered its support in a campaign to get these repaired.

20/3811 CHAIRMAN'S REPORT

A copy will be available with the Minutes. It was also agreed that each month the Chairman's report will be sent for inclusion in the next appropriate parish newsletter.

COUNCILLORS REPORTS

None

20/3812 SPEED INDICATOR DEVICES

The partnership is currently awaiting the outcome of the grant application made to the police. Prices of the equipment and installation are now available. It is hoped that installation will take place in April. The sites, previously discussed, have been agreed by TWC and will include Cold Hatton and Shray Hill.

20/3813 CLERK'S REPORT

a) Flooding,

Extensive flooding can be seen across the Parish, as it can also across the Borough. Each area identified can be reported to TWC via My Telford and will be assessed by a drainage engineer. Some of the problems result from the mud on the road, and the Clerk was instructed to report this to TWC so that the contractors (Idverde) can visit and rectify the issue.

b) Verge Damage

TWC have confirmed that they will, on this occasion only, assist to repair the damage outside of The Paddocks. Members may wish to consider bollards or boulders in the future to prevent further issues.

c) Access to Ordnance Survey Maps online

TWC has negotiated access to OS maps on behalf of PTCs at no charge, each Parish has to register individually, but this could prove useful.

d) Wrekin Area Committee of SALC

The Minutes have been circulated for information.

e) Rights of Way

TWC Rights of Way Officer has confirmed that the outstanding work in our Parish will be completed before the end of March. There remains a query about the route and access to the RoW in Meeson, Cllr Griffin agreed to discuss this with a representative of the Ramblers Assn.

f) VE / VJ Day Events

Members offered support for a grant application for £1000 towards costs of events in the Parish.

g) Waters Upton Newsletter

It was good news that additional editorial help has been found. The newsletter is much appreciated by residents who use it for contact details and local information.

h) Anaerobic Digester

The development of the site at Barns Farm, Rowton has caused concern for many residents in the Parish and in nearby villages. The noise nuisance has been reported to TWC and the Environment Agency and is being monitored. The light pollution was as a result of nighttime working when the programme was behind schedule and should no longer cause a problem. The delays in the A442 have had a significant effect on local residents and road users and has resulted in loss of trade at Waters Upton Shop. The site manager has agreed to attend a future Parish Council meeting, as he is clear that the owner of the site wishes to have a good relationship with the community.

The noise nuisance had been raised in the public session and the detail available, will be added to the case study.

REPORT FROM TELFORD & WREKIN COUNCIL

Councillor Stephen Bentley, one of the Ward Members for Edgmond and Ercall Magna reported the following:

- Council Tax is to rise by 3.99% which will include 2% identified for Adult Social Care.
- A review is taking place on the Local Plan and associated documents, it will be important that the Parish Council responds and that the NP is taken into consideration, along with a request for possible Housing Allocation Land. The numbers in the rural areas have already exceeded the numbers previously included in the plan, so it is his opinion that we have had a our fair share. Also, it will be an opportunity to raise associated issues about lack of rural transport, doctors waiting times and play and leisure facilities.
- £100 has been allocated for the Parish Council gateway planting project
- £100 for the Crudginton School Walking Bus
- TWC had promoted National Pothole Day
- A litter bin and dog waste bin survey is to be carried out by Street Wardens. This will enable TWC to consider changes to existing locations and provision of new bins, where required.
- Details of the weekly Pride Updates are circulated

PARISH MATTERS**a) Neighbourhood Watch and SmartWater**

Sufficient Smartwater Kits were purchased to enable all residents to be part of the scheme, there are kits available for the new house residents at the reduced cost of £8.90. New posters have been displayed and new residents are encouraged to purchase their kit to be a member of the scheme and to receive the benefits of 'We Don't Buy Crime'. Local residents are encouraged to register for the Neighbourhood What's App and to use the WUNW email system.

b) Sytch Lane

Local residents would like to consider any option of Sytch Lane becoming a No Through Road or a reduction in speed. This will be added to the agenda for the next Highway Liaison Meeting.

c) Council Tax Increase

Cllr Thomas had engaged in a personal exchange with the Leader of TWC regarding the Council Tax Increase. Members considered inviting him to a future PC meeting, but it was agreed that this would not be necessary or beneficial.

d) Bolas Bridge

An update on the programme to re-build the bridge and to have enforcement when it re-opens will be requested for the next meeting.

e) Work on A442

The work undertaken by Western Power Distribution is having a detrimental effect on local businesses and it was agreed that the Parish Council will support compensation claims. The Traffic Management Scheme has been unsuccessful and the pupils and parents using the Walking Bus have been subjected to additional safety concerns by the contractors.

f) Slippery paths in The Stackyard site

These need reporting to the Developer for inspection.

g) Entrance to The Paddocks, Parish Room Croft

The redundant red/white pole can be removed. Parking in the entrance is not permitted, along with the entrance to the Green Space within the site. A design for the new sign will be available for consideration shortly. Access to Parish Room Croft open space, can only be by permission of the Parish Council or Village Hall Management Committee.

NEXT MEETING26th February 2020

7.30pm

Full Council

Waters Upton Village Hall

The Chairman thanked Members for their important contributions to the meeting and thanked the residents for attending. There being no further business, the Chairman closed the meeting at 8.50pm.

SignedDate

These Minutes are produced in draft form. E & OE until confirmed as a true record by Full Council at the next meeting on 26th February 2020.