



Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 17th May 2023 at 8.15pm** in **Waters Upton Village Hall**.

PRESENT: Councillors: H Roberts (Chairman)
K Hamilton
J Quin
E Thomas
C Ensor

In attendance: Katrina Baker (Clerk)
11 Members of the Public
Councillor S Bentley (TWC)

23/0015 WELCOME

The Chairman extended a warm welcome to Members and the public and thanked everyone for attending. Councillor Roberts thanked Members for the support in his re-election as Chairman and confirmed that he would continue to work to address the long-standing issues with honesty, transparency and fairness. He is committed to serving the community of the Parish and will always listen and deal with issues that are raised with rigour.

23/0016 PUBLIC SESSION

The following matters were raised:

- Planning application for solar panels – concern regarding the loss of a green field and no details of the end-of-life plan for the site.
- Concern regarding the delay in the work to provide the roundabout at Crudgington
- Rural Bus Service feedback
- The use of a petrol strimmer for Parish Council landscape maintenance

There was a detailed report provided by residents from the development now known as the Pear Tree House development regarding the current unacceptable situation with the lack of a functional mains sewage system and the fact that Telford & Wrekin Council does not appear to be taking its responsibilities seriously. The history of the site goes back to pre-2015 and it is unacceptable that Councillor Bentley and Councillor Roberts were not permitted to attend a meeting with TWC and the residents in order to represent them. The residents continue to collect information and evidence and Severn Trent Water and the Environment Agency will be involved as the situation is a serious health hazard.

Terry Revitt apologised that he had not submitted his nomination for the election on time.

Planning applications had been received for consultation, since the publication of the Agenda. Members confirmed that they would be willing to discuss them at this meeting.

23/0017 APOLOGIES
None

23/0018 VACANCY FOR A PARISH COUNCILLOR

Following the outcome of the uncontested election on May 4th, there is now a vacancy on the Parish Council. Anyone who fits the criteria may submit an application, in the form of a personal statement, to the Clerk by Friday 23rd June 2023. The decision will be made by the Parish Councillors.

23/0019 DECLARATIONS OF INTEREST

Councillor Roberts

Open Ditch and the Pear Tree House Development
The Lion Planning Application for two dwellings

23/0020 MINUTES OF THE MEETING HELD ON 15th MARCH 2023

It was proposed by Councillor Hamilton and seconded by Councillor Quin, all were in favour and thus it was

RESOLVED that the Minutes of the March meeting be accepted and signed by the Chairman.

23/0021 MATTERS ARISING FROM THE PREVIOUS MONTHLY MEETING

Defective Drainage

The Chairman updated Members on the situation regarding the A442 and sewage from the Pear Tree House Development and Orchard Close. Recent correspondence from officers of TWC to the Parish Council were factually incorrect and this is being challenged.

New Footpath, Waters Upton

The Clerk and Chairman had met with the contractor and TWC engineer to look at the path and to understand the details of the 12 month guarantee. Details of the minor defects were recorded including some evidence of weeds and raised grids. It had been agreed that a further site visit would take place in September before any decisions regarding possible patching are made. A final inspection will take place before the end of the 12 month period.

Spring Clean

Thanks were extended to everyone who took part in the Great British Spring Clean. It is unfortunate that it is necessary.

23/0022 FINANCE AND GOVERNANCE

a) Financial Report

The balance in the Current Account is £63,323.61 and the total funds are £124319.61 – a significant amount of this will be identified as Earmarked Reserves following completion of the Audit.

The funding for the future maintenance of The Stackyard has been received and included £5662.79 interest. Members confirmed that this should be invested in an Interest Account with CCLA.

b) Payments

A list of accounts for payment will be circulated to members for their information. The accounts are currently with the Internal Auditor.

23/0023 PLANNING

a) Planning Applications Updates

i) TWC/2022/0816 The Swan
Application withdrawn

Clarification has been requested regarding the advertisement for the sale of The Swan site as there is no mention in the legal pack of the Asset of Community Value or the conditions applied to the Planning Consent.

The Parish Council is keen to get the site tidied and the development completed. It remains unfair on the local residents – this site has been in an unacceptable state for far too long.

Councillor Bentley, as Ward Member, is pressing for the Enforcement Team at Telford & Wrekin to take action on the conditions of the site.

The Parish Council remains supportive of the provision of the ACV.

b) Planning Applications for Consideration

TWC/2023/0257 Springcroft, Stars Lane, Cold Hatton
Installation of ground-mounted solar array

Members agreed that solar is good, however more information, and clarification, is needed regarding the end-of-life plan for the site. Wherever possible, panels should be on suitable buildings, but where this is not possible, panels (sited into a frame and not on concrete) may be supported if the land proposed is not prime agricultural land.

It is important that the land is protected from future development and therefore a condition should be included that it will remain agricultural land and not be classed as brownfield at the end of the life of the site.

RESOLVED that Waters Upton Parish Council supports the provision of solar panels. However, consideration should be given to whether this is the best location available. If the Planning Officers are minded to grant permission, details of how the panels are to be installed will be required, they must be mounted into a frame and not into concrete. There also needs to be a plan, included in the consent, to remove the panels and associated equipment and to return the field to its original agricultural grade. It may be necessary to include a finance package to ensure that any new owner in the future are not only aware of the conditions, but have the finance to undertake the work.

TWC/2023/0305 Former Dairy Crest Site (Phase III)

Variation of Condition 4 of TWC/2022/0162 to allow an extension of occupation trigger to 27th dwelling (50%)

Members were concerned to receive this application, especially as no work appears to have been started in the creation of the roundabout at Crudgington Crossroads.

The permission for Phase III was only supported because of the inclusion of the roundabout and it is essential that this is constructed as soon as possible.

Any issues with drainage should have been identified as part of the application and confirmed before the granting of the permission.

Members were made aware of the need for the extension, car park and one-way route at Crudgington School to be created, before the work on the roundabout commences because of the need for parent parking at the beginning and end of the school day.

Members were also made aware that TWC had insisted that Shropshire Homes consider another contractor for the roundabout which resulted in another delay. TWC had also instigated an application for Section 106 funding amendments. These were out of the hands of Shropshire Homes.

RESOLVED that there must be a clear commitment that the roundabout will be created. There needs to be a enforceable clause to ensure that the roundabout will be operational as soon as possible. The safety of road users and pedestrians is important- the local authority has a responsibility for safe routes and therefore there should be no further delay and the scheme must progress as per the planning consent.

TWC/2023/0321 Land to the rear of the Lion Inn

Erection of two dwellings with associated garages and parking

This application is now being dealt with by a different planning officer and the applicant has not changed the name of the site following the change to The Bharat. Consequently some of the documents available in support of the proposals are not up to date.

Recent events and a visit from STW has confirmed that the treatment works in Upton Stones cannot be used for either the house which has permission or the proposed two properties. Alternative arrangements for drainage will need to be submitted. Members believed that the fundamental problems highlighted in the original application for two dwellings remain current and it was therefore

**RESOLVED that the Parish Council cannot support this application as not all the information is current and it does not differ from the application previously refused.
Concerns remain that the development, if permitted with prevent access to the open ditch for essential maintenance.**

TWC/2023/0322 The Hall, Waters Upton

Removal of existing unauthorised single storey extension and unauthorised roof-mounted solar panels. Replacement of 1no. unauthorised patio door with 1 pair French doors on west elevation. Retention of 4no. unauthorised windows on south elevation and replacement of 6no. unauthorised windows with 6no. new windows on north elevation, with associated bricking up of openings. Removal of unauthorised timber framed cladding to the south elevation and making good of brick elevation (Listed Building App)

Members were pleased to receive this application in order to address the outstanding issues that had been highlighted over a period of time when unauthorised development had taken place. It is essential that any future work is led by the Conservation / Heritage Officer, in accordance with the Listed Building regulations.

However, Members believed that all the enforcement actions (June 2022) should be completed before any new works are approved. The Parish Council would also ask that a timeframe be included in any consent for monitoring purposes.

RESOLVED that the Parish Council would offer the comments that the enforcement matters must be addressed as soon as possible and before any new applications are considered. There should also be a specified timescale agreed.

c) Waters Upton Neighbourhood Plan

Thanks were extended to the local residents who have put their names forward to work on the monitoring and review of the current Neighbourhood Plan.

Members have already highlighted areas within the Plan that require updating and also that additional policies will be necessary to address such areas of development as solar panel, green corridors, parking etc.

d) Other Planning Matters

i) Enforcement Matters

A meeting had taken place with Councillor Bentley and Councillor Roberts attended, to represent the Parish Council. However, there are extensive delays within the Enforcement Department of the Council and timescales for action are far too long and unacceptable. Further correspondence will be sent to explain the Parish Council concerns and dissatisfaction.

23/0024

CORRESPONDENCE

a) All correspondence received for the attention of the Councillors has been circulated and no requests had been received for items to be added to this agenda.

b) Information from Shropshire Association of Local Councils

All information and News Bulletins are shared with Members and useful information and guidance is included in the publications, which include advice from NALC and other organisations.

c) Thank You Letters

Hope House Children's Hospices have written to thank the Parish Council and Communities within Waters Upton Parish for the donations of £84 (Christmas Raffle), £1500(Grant) and £1027.01 (Jubilee fund-raising).

23/0025

HIGHWAYS AND TRANSPORT

a) Updates

It is disappointing that no updates have yet been received. Answers have still not been forthcoming and will, once again, be chased. Members thought this was unacceptable and it will be raised at the Rural Forum on 8th June 2023.

SID Project

The second post and SID are now available for use in the Parish, shared with Ercall Magna. The Chairman and Clerk would be meeting with the Highways Engineer to agree the location of the socket outside of Lower House Farm in Waters Upton.

Two locations will also be identified in Cold Hatton – on the A442 near to Nobridge Nursery and Hatton Court.

The Parish Council needs to employ the services of a local contractor to move the SIDs around the various locations. It is anticipated that this will be one mornings' work per month. They will need the use of a suitable van.

23/0026

CLIMATE CHANGE WORKING GROUP

The Chairman reported that the Climate Change Project, funded by the £4000 TWC Grant, has been completed with local residents benefitting in a number of ways. Projects have included St John's Church, Great Bolas, ST Michael's Church, Waters Upton, and Waters Upton Parish Centre.

23/0027

PARISH PROJECTs

a) Field View, Waters Upton

The work has been completed and the play area is now fully re-opened.

b) King's Coronation

Thanks were extended to the Team of Volunteers who had helped in many different ways to set up. Also to everyone who attended the event and therefore contributed to the successful fund-raising for Hope House Children; Hospices.

c) Parish Room Croft

A Christmas Event will be arranged – anyone interested in helping, please contact the Clerk.

23/0028 POLICE AND NEIGHBOURHOOD WATCH

This had taken place earlier in the evening – please see the previous minutes for information.

23/0029 CHAIRMAN'S COMMUNICATIONS

The Chairman had purchased specific Severn Trent maps of the village from DigDat which clearly show the various Drains and the routes of the pipework and connections to mains sewers. There remain two main areas of concern. The noticeboard has been re-positioned at the Village Hall car park location and a replacement pin board will be required.

The new SID now has its Parish Council logo added to the bottom of the SID.

CLERK'S REPORT

All matters have been included on the Agenda.

23/0030 INFORMATION FROM TELFORD & WREKIN COUNCIL – Councillor Stephen Bentley

Councillor Bentley wished it to be recorded that he is proud and honoured to have been re-elected at the recent election and thanked everyone for the support throughout the election and with their votes. He remains committed to representing the views of the electorate throughout the Parish and Ward.

He explained that there is much work to do now, particularly to address the outstanding matters relating to planning, drainage and highways which have seen no progress by TWC for some months (years).

Like the Parish Council, he does not support the way in which TWC can impose variations, especially when to address issues raised by officers. Similarly, retrospective applications should not be permitted, unless absolutely genuine and local planning policies, including the TW Local Plan should not be open to interpretation.

He asked the Neighbourhood Planning Steering Group to ensure that when considering Climate Change and Sustainability, guidelines must include for Listed Buildings and Buildings of Significant Interest – this will also be a topic discussed with TWC regarding their Local Plan and Conservation Area Management Plans.

23/0031 PARISH MATTERS

Concerns regarding lack of enforcement to ensure that Planning Permissions are constructed in accordance with the consent and that any conditions included are implemented. This will be raised, again, with the Enforcement Officers – developers and landowners should 'follow the rules'.

With reference to the planning application for solar panels on a green field, concerns remain that the site chosen will mean they are more visible, the gateway has been enlarged and trees removed – there should be conditions included, if permissions is to be granted, that this should not be identified as a brown field site in the future.

The Parish Council will clarify the policies available, with regards to renewable.

The SID sockets for A442, Cold Hatton will be in place in June and used as part of the rotation of the SIDs around the Parishes.

23/0032 NEXT MEETING

28th June 2023

7.30pm

Waters Upton Village Hall

The Chairman thanked Members for their important contributions to this meeting and the local residents for their thoughts and views on local matters.

SignedDate

These Minutes are produced in draft form. E & OE until confirmed as a true record by Full Council at the next meeting on 28th June 2023.