



Waters Upton Parish Council

Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 26th October 2022 at 7.30pm** in **Waters Upton Village Hall**.

PRESENT: Councillors: H Roberts (Chairman)
T Revitt
K Hamilton
E Thomas
J Quin

In attendance: Katrina Baker (Clerk)
Cllr S Bentley (TWC)
11 Members of the Public
PCSO I Collumbell

22/0331 WELCOME

The Chairman extended a warm welcome to Members and the public. Councillor Roberts also extended thanks to PCSO Collumbell for his continued support for the rural areas.

22/0332 PUBLIC SESSION

The following matters were raised:

- A442 Speed of traffic, particularly near Swan Bridge and the North of Sytch Lane
- More police presence and cameravan attendance required at Crudgington

22/0333 APOLOGIES

None

VACANCY

No applications had been received for the position of Parish Councillor. Whilst this could appear on the next Agenda, this will be within the 6 month period before an election and therefore there is no requirement to fill the vacancy. There will be Ward and Parish Elections in May 2023.

22/0334 DECLARATIONS OF INTEREST AND DISPENSATIONS

| | | |
|--------------------|----------|--------------------------|
| Councillor Roberts | Item 7d) | Personal as a neighbour |
| Councillor Quin | Item 7a) | Personal and prejudicial |

22/0335 MINUTES OF THE MEETING HELD ON 28TH SEPTEMBER 2022

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

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

22/0336 MATTERS ARISING FROM THE PREVIOUS MONTHLY MEETINGS

Rear of Bharat and Shanti House

The Chairman said it was very frustrating that progress is so slow for the work required at the rear of Bharat and Shanti House. Officers are aware of the issues and it is hoped the work identified will be undertaken as soon as possible – especially due to the contamination evident in the open ditch.

Provision of the fencing and locked gate at the bottom of the car park is the responsibility of TWC and this needs addressing in order to ensure the safety of the community.

Rear of Orchard Close

A reminder regarding the need to remove roots from the route to the rear of Orchard Close is vitally important.

22/0337

FINANCE AND GOVERNANCE

a) Payments

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

RESOLVED that £100 (as included in the budget) be granted to St John's PCC towards the maintenance of the churchyard.

b) Financial Report

The Financial Report confirmed a Current Account balance of £57,697.20. A significant amount of this total is included in the Earmarked Reserves and Project funds and will be confirmed at the Finance & Governance Meeting in November.

c) Grant Application

Two grant applications will be considered at the Finance meeting.

d Finance & Governance Meeting

This will take place in the Village Hall on 16th November 2022.

22/0338

PLANNING

a) Planning Applications Updates

End of Catsbritch Lane

Councillor Quin declared an interest

Richard Davies, a Planning Officer at TW has instructed that no further work should take place on site until a site meeting has taken place for him to understand the operations of the site. This should take place within 7 days.

The Parish Council had informed TWC of the local concerns that had been raised and it is important that TWC liaise direct with the landowner so that he is aware of the permitted development and planning regulations which relate to the site.

Further concerns were raised regarding the removal of the boundary fence on the B5062 – the landowner believes that TWC will replace the fence.

Waters Upton Hall

No update on the Enforcement matters had been received. Members recalled the outcome and legal order introduced by the Planning Inspectorate which confirmed that as a Listed Building certain work needed to be undertaken within a time frame. The Clerk will continue to request written updates.

Land to the rear of Quarry View, Waters Upton

Planning Officers had visited the village on 20th October and had looked at the site and in particular the proposed entrance. They will be liaising with the Highways Officers, regarding the visibility splay that will be required. The Parish Council had confirmed that it would not support houses, but that a maximum of three single storey properties may be acceptable. However, there would need to be a further speed reduction particularly between Sytch Lane and Upton Stones.

RESOLVED that the Parish Council would request that the highways officers consider a speed reduction to 30mph from the entrance to the village (by the village name sign near to Swan Bridge) through to Crudgington Crossroads.

b) Planning Applications for Consideration

TWC/2022/0816

The Swan Site, Waters Upton

Variation of the Condition to enable the sale or let of the semi-detached properties

RESOLVED that the Parish Council could not support the removal of the condition, as this was included in the planning consent in order to ensure that the original Swan building is completed and made available to the community, as per the ACV designation. This must be done prior to the sale or letting of the semi-detached dwellings.

Members were clear in their view that the site needs completion and that the residents in Swan Court

deserve to have the site completed and made tidy – this project has been going on far too long. The condition of the site, the road, the drainage and sewage connections are unacceptable. The owner has been aware of the condition throughout the process and the Parish Council has attempted to engage with him in order to work together to bring the site forward to completion. The Parish Council remains committed to the provision of an ACV and is willing to work with TWC and the owner. Members were reminded that funding has been allocated for the provision of an electric car charging point, to be located at the site of the ACV.

TWC/2022/0857 **Sleap Barn, Crudgington**
Erection of a single storey annex

RESOLVED that the Parish Council could not support this application as an annex should be connected or attached to and ancillary to the main dwelling. There would be no support for a detached dwelling in this location as it would be contrary to the TW Local Plan and Waters Upton Neighbourhood Plan.

c) Waters Upton Neighbourhood Plan

The Waters Upton Neighbourhood Plan continues to offer guidance and is used to determine the Parish Council opinion on current planning applications.

As previously reported, the Parish Council will be embarking on a review of the WUNP in the near future.

d) Other Planning Matters

i) The Stackyard, Waters Upton

The car park is nearing completion as the grit has now been added, although the weed killer has again not been successful – a further application will be necessary. There is other outstanding work that will be completed prior to the handover of the areas which will transfer to the Parish Council. There are definitive agreements, included in the planning consents regarding phases one and two which will need to be clearly outlined. These will determine the ownership and maintenance responsibility of various aspects of the site, such as the bin store and highway.

When all the information has been gathered from TWC and Days Solicitors, a meeting will be arranged with the residents. A definitive document will be compiled to ensure that the responsibilities of the Parish Council are clearly understood, this is to avoid complications in the future.

ii) Shanti House

Councillor Roberts declared an interest

An application has been received by TWC to remove the Section 106 agreement currently in place which had originally enabled Shanti House to be built as a residence for the family or a manager. The Planning Consent had included that the dwelling must be physically attached to the then Lion Inn and that it should remain as one dwelling. Due to a change in circumstances of the owner, this is no longer required and has not been enforced for some time. Members discussed the implications of the request and whilst there was no objections to the current situation, there would be no support for any further change of use. Members likened this to an Agricultural Tie on a residential property which can be suspended but never removed. The condition should remain within the Deeds of the property and be enforced at the point of re-sale. Therefore it was:

AGREED that the Parish Council would have no objection to the Section 106 being suspended to enable Shanti House to be rented to a family not related to or employed by the owner, but that this should not be removed. At any time in the future, should the Bharat Restaurant (formerly the Lion Inn) be for sale, Shanti House should be included as part of the substantive dwelling /property and not be available separately.

22/0339

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.

22/0340

HIGHWAYS AND TRANSPORT

a) Updates

It is both disappointing and frustrating that the delays continue in getting outstanding projects completed in the Parish. TWC appears to have little or no regard for the needs of the Parish and it had been confirmed that this is not a resource issue, because some of these long-awaiting projects are being **funded** by the Parish Council.

b) Highways Liaison Meeting

Chris Pearson, the Team Leader from TWC Highways, has agreed to attend a face to face meeting and it is hoped that this will bring forward some commitment regarding:

A442 speed reduction

The fence at Swan Bridge

Completion of the B5062 Meeson scheme

VA signs at Cold Hatton

The Quiet Lane project

Members confirmed the addition of a request to extend the speed reduction, to 30mph, from the entrance to Waters Upton to Crudgington Crossroads.

22/0341

CLIMATE CHANGE WORKING GROUP

The Chairman reported that the numerous energy saving initiatives, made possible with Parish Council funding and the grant from TWC, are nearing completion. New heaters have been installed in the Village Hall and solar panels are being considered for the Parish Centre.

22/0342

PARISH PROJECTS

a) Rights of Way

The Parish Council will introduce a policy regarding Rights of Way across the Parish in order to ensure that there are fully accessible routes available, taking into consideration the mobility needs of residents.

TWC has confirmed the orders have been placed for the kissing gates at Bolas Bridge Cottage and Sytch Lane.

22/0343

POLICE AND NEIGHBOURHOOD WATCH

PCSO

The meeting welcomed PCSO Collumbell, and everyone thanked him for attending and also for his presence around the Parish on a regular basis. This is much appreciated by all residents.

Ivan updated the meeting on recent operations, particularly regarding hare coursing. Any sightings of out-of-the-ordinary vehicles or activity on fields should be reported **without delay to 101**.

Newsletter

Copies have been distributed and are available on request.

22/0344

CHAIRMAN'S COMMUNICATIONS

Festival of Remembrance & Civic Carol Service

The Chairman has been invited by the Mayor of Telford & Wrekin Council to attend these two events.

The Chairman will attend the Remembrance Services at Great Bolas and Waters Upton and will lay poppy wreaths.

CLERK'S REPORT

STW – installation of new pipework

STW have agreed to provide bulbs and wild flower seeds for the verges that have been damaged. It is also hoped that they will replace fences which were taken down by the contractors to the rear of the unofficial lay-by on the A442.

Outside of 1 and 2 Quarry View

TW Arboriculture Officer had instructed for work to be undertaken on the tree and the holly that remains will fill out into a shrub. Work has been requested to install kerbs so that the verge at this location can grow back and the potholes created on the road be filled so that there is no risk of an accident, particularly for cyclists or pedestrians.

Right of Way – Pinfold Croft to Swan Court

A meeting is to take place with TWC and the owner of the adjacent property.

A442 Litter

A request for a full litter pick has been submitted, especially for Cold Hatton where the problem is particularly bad.

Shop Lane, Cold Hatton

A bollard has been ordered to be installed on the A442 at the junction with Shop Lane.

Crudgington Fields – Two bed shared ownership property

Enquiries are invited for a property that will be available in December. **Anyone interested must have a local connection to the Parish.**

COUNCILLOR'S REPORT

None

22/0345

INFORMATION FROM TELFORD & WREKIN COUNCIL – Councillor Stephen Bentley

Councillor Bentley confirmed that further discussions are taking place with the Planners regarding ways in which the Swan ACV can be completed.

Other enforcement sites within the Parish are being re-visited by the Enforcement Officer and updates are awaited.

TWC is to consider a new strategy to introduce enforceable 20mph zones on roads outside of schools which are used by pedestrians and cyclists. It is unsure at this time, if Trunk Roads can be included.

The new car park for Crudgington School should be created during the Christmas Holiday period and work to create the roundabout at Crudgington could start in the New Year.

There is a risk that there will be further reductions in the settlement grant for TWC and therefore there could be more tough decisions in the next financial year.

Postal strikes are likely to continue until Christmas which will affect the last day postings for abroad – it is advised to post extra-early this year.

We are awaiting the outcome of the tender process for the new bus initiative. When available, the timetables will be circulated and we will be encouraging the use of the services. This has been possible with a Government Grant through TWC and it is important that we use this opportunity to prove the need for a rural bus service.

Councillor Roberts confirmed that local people have offered to help monitor and record the use of the services as evidence for a future provision.

22/0346

PARISH MATTERS

The VA signs at Cold Hatton have reverted back to 'Vehicles Emerging' as the default instead of 'Slow' – this will be reported to TWC.

Recent road sweeping in Cold Hatton have only undertaken kerbside areas. Whilst this is the SLA, a request for further road sweeping will be submitted.

The Quiet Lanes project for Catsbitch Lane and Meeson Road will be discussed at the Highways meeting. Both roads have been assessed as suitable and will be included in the project to update the Kynnersley QL scheme, too.

The key will be obtained to enable the Well to be cleaned out. The nearby road sign will be cleaned and re-painted. Thanks to Councillor Quin. A nearby pothole will be reported.

22/0347

NEXT MEETING

23rd November 2022

7.30pm

Full Council Meeting

Waters Upton Village Hall

The Chairman thanked Members for their important contributions to this meeting which closed at 8.45m.

SignedDate

These Minutes are produced in draft form. E & OE until confirmed as a true record by Full Council at the next meeting on 23rd November 2022.