



Waters Upton Parish Council

Minutes of the meeting of Waters Upton Parish Council which took place on **Wednesday 28th February 2024 at 7.30pm** in **Waters Upton Village Hall**.

PRESENT: Councillors: H Roberts
J Quin
K Hamilton
T Revitt
R Lee
C Woodhouse (from 24/0146)

In attendance: Katrina Baker (Clerk)
19 Members of the Public
Cllr S Bentley (Ward Member) arrived 24/0147

24/0143 WELCOME

The Chairman extended a warm welcome to members and the public and thanked everyone for attending.

Prior to the Parish Council meeting, local residents had attended a drop-in session to take a look at some large scale maps of waste water throughout Waters Upton village, provided by Dig Dat on behalf of Severn Trent Water. The Parish Council is very grateful to all the residents who attended, as well as those who have contacted us directly with information relating to their properties.

Having this accurate information will enable the Parish Council to respond to enquiries and to planning applications with knowledge of the village of Waters Upton.

Some residents also attended to explain about concerns they have with drainage in other parts of the Parish – these will be taken up with the relevant authorities.

There are a number of ways that local residents can contact the Parish Council – these include email to clerk.watersupton@parishcouncil.work; telephone 07813 788094 or call into Waters Upton Stores. You can also contact a local Councillor or Councillor Bentley, as the Ward Member. The use of the What's App group is popular and enables an exchange of information or request for assistance. This is supported by the Neighbourhood Watch What's App and the Market Place.

The Parish Council does not have a Facebook page – it must be noted that the Waters Upton Community Facebook is not administered by the Parish Council and the Council can take no responsibility for information added at any time.

A list of on-going matters will be included in the Chairman's Report within the meeting.

24/0144 PUBLIC SESSION

The following matters were raised:

Temporary pothole repairs, particularly in Catsbitch Lane – very poor quality

Update on the drainage from Pear Tree Development – as there are legal matters relating to this site, the Parish Council cannot comment at this time.

24/0145 APOLOGIES

None

Councillor Bentley, Ward Member – attending an alternative meeting, hopes to arrive later.

24/0146 VACANCY

One application had been deferred from the last meeting. There had been no further applications
The Chairman took the opportunity to give an insight into the role of the Parish Councillors and this related to

- Representing the community
 - Safety and Confidentiality
 - Enhanced DBS checks
 - Attending Parish Events
 - Representing the Parish on outside bodies
 - Attending training events
 - Attending additional meetings
- a) A personal statement had been received
b) Carol Woodhouse had no other information to add to her application
c) Members had no questions
d) The candidate had no questions for the Councillors
e) Carol left the meeting
f) Members welcomed the application and were impressed with the personal statement and it was proposed by Councillor Quin, seconded by Councillor Revitt and all were in favour and thus it was

RESOLVED that Carol Woodhouse be co-opted to Waters Upton Parish Council.

- g) Councillor Carol Woodhouse read and signed her Declaration of Acceptance of Office, this was witnessed by the Clerk, as the Proper Officer.

Members welcomed Councillor Woodhouse to Waters Upton Parish Council.

Councillor S Bentley arrived

24/0147 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

24/0148 MINUTES OF THE MEETING HELD ON 24th JANUARY 2024

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

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

Minutes are displayed in the noticeboards around the Parish. It was agreed that Councillors would update the noticeboards with Agendas, Minutes and other important information provided by the Clerk.

Councillor Hamilton	Great Bolas
Councillor Quin	Waters Upton
Councillor Revitt	Sytch Lane
Councillor Lee	Cold Hatton
Councillor Roberts / Woodhouse	Crudgington

24/0149 MATTERS ARISING FROM THE PREVIOUS MONTHLY MEETING

24/0141

A floral area has been planted near to the Waters Upton sign opposite the entrance to Upton Stones. Thanks were extended to Roden Nursery and all involved.

24/0150 FINANCE AND GOVERNANCE

a) Financial Reports

- i) There were no payments for authorisation at this meeting.

b) Financial Position

The current account balance is £39,320.75, with the £45,000 investment receiving £201.38 interest in January. £160 had been received as a donation from Waters Upton Stores – the ‘buy-a-leaf campaign.

c) Risk Management Plan

No amendments are required.

d) **Gifts and Hospitality**

Members are to declare any offers of gifts or hospitality, valued over £25. There were no declarations.

24/0151 **PLANNING**

a) **Planning Updates**

Land to the rear of Quarry View, Waters Upton

The application for four bungalows on this site has been welcomed and the Parish Council wished to record its thanks to the owners / applicants for taking the points raised into consideration.

The Clerk will follow up with TWC, the request for the 40mph zone to commence sooner in order to ensure that the traffic is travelling slower from Sytch Lane to Upton Stones – there are 9 junctions / entrances in this short distance.

25 Cold Hatton

The Chairman and Vice Chairman had attended a meeting in the Village Hall with the owners who had requested an opportunity to address alleged inaccuracies in the Parish Council minutes and on the website.

There remains one query in that the land is now referred to as Land South of The Mount and the owners submitted the application as 25 Cold Hatton – its original postal address when there was a cottage on the site and evidence of Council Tax payments had been provided. The owners are taking this matter up with TWC.

b) **Planning Applications for Consideration**

TWC/2024/0059 and 0060

Moorbank Farm, B5062

Members had found the two applications, and associated documents to be confusing. The applications and proposals are inconsistent with the site. Members recalled the attendance of the owners at a Parish Council meeting where commitments were given regarding the proposals and the offer to work together. Despite a number of reminders and enforcement officer visits to the site, the required bund and landscaping have still not been completed.

It is a general rule of the Parish Council not to support retrospective applications, especially when it has been clear that there has been a breach of the application or conditions. The bund and screening were essential to the first application in order to support the community.

It was clear that the development of the site, including the large silos, would need planning permission. It was agreed that allowing this process to continue makes a mockery of the enforcement within the local planning authority.

With two abstentions, it was

RESOLVED that Waters Upton Parish Council should object strongly to this application. This application should not be considered until the first application, including the agreed conditions, have been completed.

TWC/2024/0097

Hanlee House, Cold Hatton

Members were aware of the local opinions on the application and also aware of the concerns raised with regards to the business use of the site and the access with removal of the hedge, however Members were clear that the two should be considered separately.

When considering the planning application, four Members had no objections to the variations of the property including the internal layout, the eaves and windows. Councillor Revitt asked that his objection be recorded.

Members are aware that the local concerns regarding the business use on the site and the associated concerns regarding traffic and access and look forward to receiving confirmation of the Enforcement Officer's visit and outcome.

RESOLVED that Waters Upton Parish Council would request that the Enforcement Officer visits as soon as possible to consider the concerns raised by the neighbours. However, the Parish Council would raise no objection to the variation for the property.

c) Waters Upton Neighbourhood Plan

- i) The Parish Council continues to monitor the Neighbourhood Plan for effectiveness and its policies are used in the determination of planning applications.
- ii) The Chairman and Vice Chairman will meet with TW Strategic Planning Officers to consider the proposed amendments to the Waters Upton Neighbourhood Plan.

d) Other Planning Matters

i) Enforcement Matters

An update had been received regarding local enforcement matters and this had been shared with Members, for information.

24/0152

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) Shropshire / TW Healthwatch

Members are encouraged to complete the online survey.

d) Dog Fouling Concerns

Another article will be included in the next newsletter reminding dog walkers that it is against the law not to pick up the dog poo. Particular concerns have been raised in Crudgington Fields, along Crudgington Green and across the grass at Manor Place. Dog faeces and urine is particularly dangerous to young children – please pick up so as not to put other people at risk.

24/0153

HIGHWAYS AND TRANSPORT

a) Updates

There are many outstanding matters – most relate to not having answers and updates from Telford & Wrekin Council. A full list is available within the Chairman's Report.

The SID project is now complete and we are awaiting the invoice from TWC.

b) Flooding

Meeson

Further information has been made available regarding Meeson and the routes where drainage pipes run. There is a plan in place which will assist with the flooding on the highways in the village and details have been requested from TWC.

The flood outside of Thimble Hall resulted in extensive damage to the highway and a temporary road closure had to be in place. Some tractor drivers had been removing the signs, because they could get through and a polite request was that if they must travel through, that they replace the signs behind them. Anyone trying to get through in a car would face being stranded with serious damage to the vehicle.

Catsbitch Lane

The flooding has caused extensive road damage near to the Melverley House entrance. A site visit with highway and drainage engineers has taken place and details are awaited.

c) Crudgington Crossroads

Work has commenced to create the roundabout at the junction of the A442 with the B5062 and traffic has been controlled by lights for two whilst the first work on the highway has been completed.

The delays have been managed by a system including manual intervention between 8.30am and 6.30pm. Thanks were extended to Stave-con and Shropshire Homes with their assistance to provide advisory signs for Crudgington Green, Catsbitch Lane and Meeson Lane – these worked to prevent unnecessary access and to discourage the routes being used as short-cuts or to avoid the lights.

The lights will return (in approximately 4 weeks) when more work is required on the highway. The total period for the construction is likely to be up to 40 weeks.

There remains a query about the location of the Bus Interchange Site, which has been closed.

Crudginton Green is a Private Road and residents have made the decision to install a gate to prevent through-access. This will not affect access for residents, but it is hoped that it will deter those who wish to use it as a short-cut to avoid the traffic lights.

d) Badger Crossing, Kynnersley Moors Road

TWC and the Wildlife Trust are awaiting the Spring to create the new Sett in order to move the badger families.

The damage to the road infrastructure is significant and the road will need to be closed whilst it is reconstructed.

e) Visibility Mirror, Meeson Junction

The request for this has been withdrawn.

24/0154

WEST MERCIA POLICE

a) Report

There was no one from the SNT available to attend the meeting, however PC McNally had sent a short report which included details of the theft of a digger, which had been found the following day due to it having a tracker fitted.

b) Newsletters

There is a reduced team on the rural area and at this time, we don't appear to receive regular updates or newsletters.

c) Rural Parish Vehicle

It is anticipated that the vehicle will be available from 1st April 2024 and will be parked at Donnington Police Station along with other vehicles used by the Wellington & Newport teams. The vehicle is dedicated to the rural areas (not Newport) and will be available 24 /7 for whoever is on duty to cover the rural areas.

d) We Don't Buy Crime

Anyone interested in purchasing Smartwater, as part of the scheme, can contact the Clerk to register an interest. This includes the new development areas as well as new residents that have moved into the Parish in recent years.

e) Policing Charter – Priorities

A note has been received that new priorities need to be confirmed for Waters Upton Parish – it was agreed that these would be:-

- Rural Crime
- Theft of equipment and machinery from outbuildings
- Unacceptable use of small rural lanes by HGVs.

24/0155

CHAIRMAN'S REPORT

a) STW – Sewer Maps

Large scale maps will be available for local residents to peruse and to add information if they wish. There will be a meeting with STW and Councillor Bentley, as the Ward Member – the Chairman has been invited to attend - the information gathered will be useful for discussions.

On-going and outstanding matters

The Chairman shared the details on the list with those in attendance:

- Orchard Close – thanks were extended to D Morgan for confirming his agreement to access the land (as landowner)
- Pear Tree House Development
- SID Project – now completed
- Planning Enforcement – recent updates
- A442 central refuges – ongoing – not visible, especially at night
- New bus stop and shelter, A442 Waters Upton – awaiting TW finance
- The Swan site – possible new owners – we are awaiting contact
- Crudginton Interchange Site – new location needed

- Mirror at Meeson – request withdrawn
- Flooding at Meeson and Catsbitch Lane – ongoing
- Condition of Highways as a result of flooding
- Quiet Lanes – awaiting the new guidance from CPRE
- Missing and damaged signs around the Parish
- Fence to rear of Cedar Lodge and field boundary
- Waters Upton Boundary Signs
- Re-location of the 40mph towards the Rowton Junction
- Bus Routes and timetables
- Council Tax queries

CLERK’S REPORT

The new website is under construction

COUNCILLOR’S REPORTS

None

24/0156

INFORMATION FROM TELFORD & WREKIN COUNCIL – Councillor Stephen Bentley

Whilst the every-day matters continue to come forward, liaison with TWC officers becomes more difficult and therefore frustrating – members of the public find this, too. Anyone with significant planning concerns, can take these to the Ombudsman for their consideration and opinion.

The large number and size of delivery / collection vehicles in the Parish including the narrow lanes, is directly a result of internet shopping. As well as this resulting in high street shops closing, the affects in rural areas are significant and a general request will be sent out to ask that the drivers treat the areas with respect.

There remain unanswered questions regarding the Pear Tree House Development and it is hoped that the residents can work together on a suitable scheme. In the meantime, Councillor Bentley is to meet with a local landowner to discuss a possible alternative option.

24/0157

PARISH MATTERS

This is an opportunity for members to discuss items raised in the public session, new matters of a general interest and for members of the public to raise any questions or comments relating to items that have just been discussed within the meeting.

- Police & Fire Authority Budgets and Precept requests
- Delivery Vans around Cold Hatton Lanes
- Severn Trent – septic tank requires cleaning out and identifying whose responsibility it is.
- Condition of the rivers – need for dredging

24/0158

NEXT MEETING

27th March 2024 7.30pm Waters Upton Village Hall

The Chairman thanked Members for their important contributions to a successful meeting and closed the meeting at 9.10pm.

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 27th March 2024