



St Georges & Priorslee Parish Council

Minutes of the meeting held Tuesday 15th October 2024 7:00pm at The School Hall,
St Georges C of E Primary School, London Road, St Georges.

Chairman: Cllr Richard Overton
Clerk & RFO: Kate Southgate
Deputy Clerk: Catherine Lane (taking minutes)

Present:

Councillors: R. Cadman, E. Dabbs, S. Handley, A. Harrison, S. Harrison, J. Little, R. Overton, G. Singh, J. Smart, P. Thomas, R. Tyrrell.

In attendance: J. Ellis (Community Events & Parish Support Officer) PCSO Jervis

68/25 Welcome from the Chair: Chairman R. Overton welcomed everyone to the meeting.

69/25 Apologies: None.

70/25 Declarations of Interest:

Cllr	Interests
S. Handley	Substitute member of Borough Planning Committee

Members agreed that they would make any other declarations if they arose during the meeting.

71/25 Public Session: 15 minutes is allowed for members of the public to raise their concerns. There were Seven members of the public present.

The following matters were raised: The planning application for Greenfields Farm and the green card process. The Jubilee tree on Marrions Hill and allotments in Wellington.

72/25 Minutes

Resolved that the minutes of the Parish Council Meeting held on 17th September 2024 having been circulated, be agreed, and signed.

73/25 Clerk's update on any matters arising from the previous meeting:

A site visit was attended by the Clerk along with a representative from TWC regarding exciting improvements that will commence in November at the Redhill Ecology Park with the opening up of 6-ponds in the area that have previously been overgrown. The Clerks in the Borough attended an online session with representatives from TWC to discuss the 'TWC Working with our Town & Parish Councils' document & received an update with support on offer to help residents understand their entitlement to Pension Credit & support. This led to 2 representatives from TWC attending the weekly coffee morning last week which was very well received.

We are pleased to share that following a request made in August 2021, it has been confirmed that a road on the Miller Homes Phase 2b development in Priorslee, will be named in memory of Corporal Brent McCarthy. Corporal McCarthy, who tragically lost his life in active service at an Afghan Police base on 12th May 2012, will be honoured with the naming of 'Brent McCarthy Close'. This tribute ensures that his sacrifice will be remembered within our community for generations to come.

74/25 Planning

Note: for every planning application it will be considered whether any proposed climate change mitigation measures are adequate.

- a) Planning applications & decisions notified by Telford & Wrekin Council.

Applications:

TWC/2024/0685

Site address: Canongate Depot, Canongate, Oakengates, Telford, Shropshire, TF2 9HT

Description of proposal: Change of use, to use class B8 (Storage and Distribution) for the siting of 200no. self-storage containers with associated vehicle access and parking

Comment – no objection.

TWC/2024/0612

Site address: Land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford

Description of proposal: Outline application for the erection of up to 100no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, TF2 9LF
AMENDED DESCRIPTION AND ILLUSTRATIVE LAYOUT PLAN

Comment: St Georges and Priorslee Parish Council objects to the outline application for a number of reasons which we will shortly go in to. First of all, however, as a body representing the local residents, we have to state that this application is hugely unpopular in the area. Following the previous application under [TWC/2023/0837](#), a large number of residents attended the Parish Council to make their feelings known. Under the current application, over 200 objections have been added to the Application Comments. Some are brief, others provide well researched, structured and detailed arguments against the proposal. They all show the passionate dislike of the proposed development. This must be taken into consideration by the Telford and Wrekin Planning Committee.

Dislike of an application on its own is not necessarily sufficient reason to block an application and the Parish Council recognises the nationwide housing shortage however, St Georges is not the place to start addressing that problem. The approximately 120 homes fall outside of the Telford & Wrekin Local Plan and is not designed to meet the needs of the local residents. It is purely speculative and will be to the detriment of the area.

Local schools are already oversubscribed, and the application does nothing to show how it will mitigate that potential problem. Similarly, local doctors and dentists struggle to provide an adequate service and the A&E department at the Princess Royal Hospital has been downgraded and waiting times are high. With other developments in the area, the St Georges infrastructure cannot cope, and the proposal amounts to over development and should be rejected.

Pollution, carbon emissions and congestion should always be taken into consideration by developers however, public transport particularly for the elderly and those with mobility issues has not been sufficiently considered. The Transport Assessment submitted with the application acknowledges "Advice outlined within 'Guidelines for Public Transport in Development' (IHT, 1999) states that the generally acceptable maximum walking distance that a bus stop should be located from a development site is 400m, although it is acknowledged that actual walking distances can be notably longer." The Travel Assessment then goes on to detail distances to the local bus stops all of which are well outside of the 400m guidance. The measurement are all of course the most favourable to the developers and in reality distances that would have to be walked would be much greater still. It is also worth mentioning that the local bus services or lack of busses going where residents want and when they want is one of the regular complaints to the Parish Council. Sadly, we wouldn't expect an assessment made by a company based in East Yorkshire and which hasn't polled local residents to reflect that.

To continue with transport theme, the proposed access to the site has been updated since the previous application. This is a major junction on a key route into the centre of Telford. There are a number of very large developments in various stages in the area and traffic is increasing. Whatever the Travel Assessment predictions are, the proposed junction will have a negative impact on traffic flow. Human nature being what it is, this will push many journeys on to less suitable roads in the area for example Priorslee Avenue or Church

Street. Depending on the origins of the journey there are plenty of other roads that could be affected too. Building of the junction would also cause massive disruption particularly at peak times thereby negatively impacting the local area.

We have already mentioned other local developments. St Georges now has very little green space. Whilst it is not public land, this farmland (dismissively referred to in the application as “rough grassland and scrub”) is much loved by the community. Whilst lacking any glamorous species such as newts, dormice, rare voles or colourful frogs, the land is nevertheless home diverse fauna and flora. The application talks of partially but not completely off setting the loss of diversity elsewhere. That diversity will however, still be permanently lost to St Georges. The fourth State of Nature report was published in September 2023. This is a report put together by a number of academic institutions and organizations including Natural England. It included data that showed that since 1970 UK species have declined by about 19% on average, and nearly 1 in 6 species (16.1%) are now threatened with extinction. With the ever-decreasing bio-diversity within St Georges, we should not make things worse though a speculative development which does not offset locally.

The potential development area is close to the Roman Road of Watling Street and contains part of a medieval moated enclosure and potentially a lime kiln. It is also crossed by the historic Miner’s Walk. We have previously commented that the Archaeological Assessment was desk based and suggested that a full geophysical survey be carried out. We were pleased to see that this had been done, the report signed off by Time Team’s own Dr John Gater. The conclusion reads:

“The magnetometer survey has recorded a few responses of possible archaeological interest. including two tentative rectilinear responses were identified, possibly enclosures. Numerous linear and curvilinear trends and responses were assigned to the category of Uncertain. Ridge and furrow were detected across the majority of the site, along with a former field boundary in the northwest corner, which has likely been filled with debris. Land drains were also present as well as a service pipe.”

Given the number of potentially interesting features, the Parish Council would expect a spades in the ground archaeological dig with test pits and perhaps more extensive trenches should anything interesting be found.

Finally, the application gives an indication of the number of properties but does not give much by way of detail. Whilst it is an outline application, we would expect to know more before such an application would be approved. The design, layout and materials should be in keeping with the neighbourhood. A three-storey block of flats was included on the previous application which would have been completely out of keeping with the area. The Proposed Indicative Site Layout Plan only defines vague “Residential Zones” which is far too flexible to allow approval.

In summary, the application is unpopular, inappropriate to the area and is not within the scope of the local plan. The St Georges and Priorslee Parish Council therefore requests that the application be refused.

Permissions Granted:

TWC/2024/0472

Site address: Tzigane, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF

Description of proposal: Conversion of 1no. dwelling into 2no. assisted living dwellings following the erection of a single storey rear extension and single storey side extension ***Amended red line plan and additional information submitted***

Decision: Full Granted 02.10.24

TWC/2024/0641

Site address: 5 Village Court, Priorslee Village, Priorslee, Telford, Shropshire, TF2 9QH

Description of proposal: Erection of a single storey side extension and replacement of boundary hedge with brick wall ***Amended description and amended plans received***

Decision: Full Granted 08.10.24

Permissions Refusals: none.

Any other planning matters:

Planning submissions made using delegated authority:

TWC/2024/0578 - Due 15th October

Site address: 20 and 22 School Street, St Georges, Telford, Shropshire, TF2 9LD

Description of proposal: Erection of single storey side and rear extension and a rear dormer roof extension for no.20, removal of a chimney for no.22 and erection of a joint front porch ***Amended description and amended plans received***

Comments: No Objection - The chimney at number 22 would be out of keeping with the rest of the street and ideally, this would be retained to maintain an appearance consistent with other houses on the street.

75/25 Finance

(a) To approve payments of accounts due in October 2024

Resolve to approve all payments in October's expenditure sheet.

Poppy Shop	Poppies/Wreathes – LGA 1972 S137	189.98
PKF Littlejohn	Ext Audit 23/24	756.00
Jones Gardening Service	Grass Cutting - Inv 1182	174.00
GiffGaff	2x mthly Contracts	20.00
SLCC	Arnold Baker 13th Edition - Book	142.40
C Lane - Co-Op	Coffee Morning Milk	1.45
Idverde	Park Inspection - September 24	156.00
Transolutions	Window Cleaning	55.00
Jones Gardening Service	Grass Cutting - Inv 1181	289.00
Jones Gardening Service	Grass Cutting - Inv 1190	245.50
BT	Oct-Dec 24	150.66
Staff Administration	Salaries, PAYE, Pension - Oct 24	5,443.83
Jones Gardening Service	Grass Cutting - Inv 1191	174.00
Info Commissioners Office	ICO Annual Registration	40.00
TWC	ICT Managed Services 24/25	975.00
MJS Gardening Services	Bus Stop Roof Repair - Rookery Road	230.00
		<u>£</u>
	<u>Payments Total</u>	<u>9,042.82</u>

(b) To receive and approve the bank reconciliation up to 30th September 2024

Resolved to approve the bank reconciliation up to 30th September.

(c) Income & expenditure report for the 6 months ended 30th September 2024 – Noted.

(d) Contribution of £2500 to the St Georges Partnership Christmas Lights Event

Resolved to agree the contribution of £2500 for St Georges Partnership.

(e) Contribution of £1500 to Priorslee Residents Association Christmas Event

Resolved to agree the contribution of £1500 to the Priorslee Residents Association Event.

(f) Contribution of £2000 to St Gorges C of E Primary School

Resolved to agree the contribution of £2000 to St Georges C of E Primary School.

(g) To receive the external audit report regarding this Councils AGAR for 2023/24

Resolved to put on record, thanks to the Clerk for all her hard work, resulting in no recommendations or matters coming to the attention of the external auditor.

(h) Internal Audit – council to consider quotes for 2025

Resolved to appoint Bernard Townsend.

(i) Approval of expenditure for Chester Coach Trip

Resolved to approve £1630.00 for three coaches to Chester.

(j) Approval of Clerks CiICA training

Resolved to approve the clerks training package £300.00 and SLCC Qualification £450.00.

76/25 Environment/Public Realm

(a) Community Action Team (Enforcement)

Resolved that the enforcement officers are asked again for a detailed breakdown of the data, to see the trends with ease.

Resolved to ask the enforcement team for a breakdown of visits to schools both am & pm and to show which visits are covered by hours spent for the parish and which visits are spent under TWC.

Resolved to enquire why Red Hill School receives the least number of visits following a number of requests to increase attendance.

(b) Community Action Team (Public Realm)

There had been a changeover in staff, items on the core contract are being maintained and Remembrance poppies will be going up soon. Preparations are also being made for Christmas lights with any areas needing branches trimming near to the lights being carried out.

77/25 Christmas Lights

(a) Update from the Christmas Lights Working Group

Lights are planned to go up in the last two weeks of October. There is a selection of both analogue and digital timers meaning that lights will not come “on” all at the same time exactly but will be on withing a few minutes of each other.

(b) To approve the purchase of additional lighting

Resolved to purchase 2 x 4m string trees, 2 x 6m string trees, and relating infrastructure

Resolved to accept the gift of a string tree from Lakeside Plant Centre

Resolved to authorise the associated infrastructure costs for the gifted string tree from Lakeside Plant Centre. Thanks were expressed to Lakeside Plant Centre for their generosity.

78/25 Gower Project

An update was given on the ongoing works at the Gower. Work on the roofs now meant that they were structurally sound. Cllr Cadman spoke about his recent site visit an urged other Cllrs to attend future site visits if they were able to.

79/25 Community Projects & Events

(a) Report from the Community Projects & Events Officer:

Topics that were cover included: TWC not in our home dog poo fowling campaign and handing out of poo bags. Children’s Dog Poo poster competition winners. Citizens Advice energy saving talk, Macmillan coffee morning raised £39.44, Chester Coach Trip ticket sales, Remembrance services, the new warm up Wednesday breakfast club and the new over 60’s and members of the Armed Forces Christmas Party.

(b) Council to consider the equipment additions for the Freeston Avenue play park

Resolved to defer this item.

(c) Council to consider the provision of the newsletter

Resolved to defer this item

(d) Council to consider a litterbin for Silkin Way / Hollyhead Road

Resolved to fund the bin and installation next to the bench at £650.00.

Council to consider funding 2 benches at the Redhill ecology park

Resolved to fund the two benches and installation at £768.00.

Council to consider a funding contribution to additional infrastructure for parking issues near St Georges C of E School.

Resolved not to contribute to this project.

Council to consider quotes for replacing the Role of Honour

Resolved to have a replica bronze toned di- bond made incorporating Damian Davies’s name if possible.

80/25 Correspondence Received:

(a) Letter from Shaun Davies MP

Resolved to let the MP know about our weekly coffee mornings and ask if he is able to attend some of these, which we can then promote.

Resolved that as long as content is relevant to our parishioners, we could include an article in our newsletter along with contact details.

(b) Town & Parish partnership agreement with TWC

Resolved that any comments / suggestions to the Charter should be given to the Clerk.

(c) Pensioner Financial Support Booklet – noted.

81/25 Date of Next Meeting – Tuesday 19th November 2024

The Meeting closed at 8:40pm

Chairman.....19.11.24