

Wrockwardine Parish Council

Minutes of the Parish Council Meeting held on Wednesday 10th February 2021 via Zoom at 7.30p.m

Present:
Cllr Mrs E Anderson (Chairwoman)
Cllr Mr P Cooper (Vice-Chairman)
Cllr Mrs E Ballantyne
Cllr Mr K Ballantyne
Cllr Mr P Bevis
Cllr Mrs J Savage
Cllr Mr G Thomas

In Attendance:
Borough Cllr Miss J Seymour
Ms J Hancox (Clerk)
Alex Moore – Local Democracy Reporter
Miss Kim Tonks
3 members of the public

21/01 Welcome by the Chairwoman

The Chairwoman welcomed everyone to the Zoom meeting.

21/02 Co-Option

Following the receipt of one application for co-option to the Council from Miss Kim Tonks, Miss Tonks was given the opportunity to address Members and Members given the opportunity to ask questions. Following this it was **RESOLVED** that Miss Tonks be co-opted to the Office of Parish Councillor for the Admaston & Bratton Ward. Miss Tonks signed the Declaration of Office, witnessed by the Clerk via Zoom, and took her place at the meeting.

21/03 Apologies for absence

Cllr Mr G Baxter – 6 months leave of absence agreed (Resolved Nov 2020)

21/04 Declaration of Interests & Dispensations

- a) Pecuniary – None declared
- b) Personal – None declared

21/05 To confirm and agree the Minutes of the Previous Meeting

It was **RESOLVED** to confirm and sign the Minutes of the Council Meeting held on 9th December 2020.
[Proposer: Cllr Mr Cooper; Seconder: Cllr Mrs Savage; Vote: Unanimous]

21/06 Public Session

No matters were raised.

21/07 Borough Councillor's Report

Cllr Miss Seymour advised Members on the issues of flooding around Burcot Lane and the action taken; complaints from residents regarding traffic calming installed by SJ Roberts in Burcot Lane and the planning application for Whitefields Farm.

1. Permissions & Refusals

TWC/2020/0875	Site of Richmond House, Donnerville Gardens, Admaston	Outline application for 4 no. detached houses, garages & access	Full Granted
TWC/2020/1086	1 The Fields, Long Lane	Conversion of garage to habitable room	Full Granted
TWC/2020/0977	Kendrick, 7 Admaston Spa, Admaston	Crown reduction of trees	Granted
TWC/2020/0984	Longacre, Wrockwardine	Removal of numerous trees	Granted
TWC/2020/0926	24 Meadow Dale Drive, Admaston	Erection of a single storey rear & front extension	Full Granted
TWC/2019/0628	31 Wrockwardine	Erection of temp dwelling for running rural business	Full Granted

2. New Applications

TWC/2021/0030	Whitefields Farm, Charlton	Change of use from Dwelling House (Use Class C3) to Residential Institutions (Use Class C2)	11/2/21
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Following discussion, it was **RESOLVED to Strongly Object** to the application and submit the report (**Appendix 1**) prepared for the Parish Council. The Chairwoman thanked Cllr Mr Cooper and Cllr Mr Ballantyne for their hard and detailed work on the matter.

(Proposer: Cllr Mr Cooper; Seconder: Cllr Mr Ballantyne; Vote: Unanimous)

Borough Cllr Miss Seymour confirmed that she had "called the application in" to the Planning Board.

TWC/2021/0056	Tree Tops, Drummery Lane, Wrockwardine	Felling of 9no, Leylandii trees	10/2/21
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Members made **No Comment**

TWC/2021/0074	18 Bratton Road, Bratton	Erection of a 2-storey rear extension incorporating loft and erection of a single storey front porch extension	17/2/21
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Following discussion, it was **RESOLVED to Support** this application.

(Proposer: Cllr Mr Ballantyne; Seconder: Cllr Mr Cooper; Vote: Unanimous)

3. Applications received after the agenda was circulated

Permissions

New Applications

TWC/2021/0099	6 Woodhall Close, Shawbirch	Erection of a 2-storey side & single storey rear extension	23/2/21
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Members made **No Comment**

TWC/2021/0110	Land to the North of Haygate Road, Wellington	Raising of ground levels within south-western corner of residential development	
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Following discussion and confirmation from Borough Cllr Miss Seymour that she had “called-in” this application, Members **RESOLVED** to **Object** to the application.

(Proposer: Cllr Mrs Anderson (Chairwoman); Seconder: Cllr Mr Cooper; Vote: Unanimous)

Member of the public left 8.05p.m

21/09 Finance

a) Accounts for payment list & cheques

It was **RESOLVED** that these be approved and paid as tabled.

[Proposer: Cllr Mrs Savage; Seconder: Cllr Mr Cooper; Vote: Unanimous]

b) Bank Reconciliations

It was **RESOLVED** to approve the accounts for January.

[Proposer: Cllr Mr Cooper; Seconder: Cllr Mr Ballantyne; Vote: Unanimous]

c) Street Lighting Electricity Supply Contract

Following consideration of a report by the Clerk (**Appendix 2**) it was **RESOLVED** to move the electricity supply contract to E-On from 1st March 2021.

(Proposer: Cllr Mrs Ballantyne; Seconder: Cllr Mr Bevis; Vote: Unanimous)

d) Parish On-Line

Following consideration of a report from the Clerk (**Appendix 3**) it was **RESOLVED** to subscribe to Parish-Online.

(Proposer: Cllr Mr Cooper; Seconder: Cllr Mrs Savage; Vote: Unanimous)

21/10 Long Yard Meadow

Member's considered the report, circulated previously, (**Appendix 4**), prepared by Cllr Mr Cooper. Following discussion, Members **RESOLVED** to leave the current access and not undertake any additional works.

[Proposer: Cllr Mr Cooper; Seconder: Cllr Mr Ballantyne; Abstained: Cllr Miss Tonks; Vote: Unanimous]

21/11 Public Rights of Way Strategy & Consultation

Members were provided with the consultation papers on 12/1/21. No comments were submitted.

21/12 Play Area Leases

Following the advice received from the Borough Council (**Appendix 5**) Member's **RESOLVED** to accept the extension of 50 years to the present lease.

(Proposer: Cllr Mrs Ballantyne; Seconder: Cllr Mr Bevis; Vote: Unanimous)

21/13 Pemberton Road Car-Park

The Chairwoman updated Members on the on-going issues with anti-social behaviour at the car-park which includes drug and alcohol abuse; cars racing around; loud music; inappropriate language and threatening behaviour and harassment of residents. Telford & Wrekin Council have installed CCTV which has not been tested because the carpark has been closed during lockdown. Following discussion Members agreed that the Parish Council should contact the PCC, the Chief Superintendent at Malinsgate and Telford & Wrekin Council on behalf of the residents to seek action and a solution to the issues. The Clerk was asked to action this.

21/14 Traffic

1. Wrockwardine Speed Limits

Members were provided with the consultation details prior to the meeting. No comments were submitted.

2. SJ Roberts Work Update

Members received an update on the traffic calming measures installed around Wrockwardine by SJ Roberts (**Appendix 6**).

Alex Moore left the meeting at 9.05p.m

3. Gateways

The Chairwoman asked whether Members thought public consultation should be sought on the design of the gateway features. Following discussion, it was felt that a lot of work had gone into the project already and that there was too wide a choice for any consultation to be meaningful. Member's therefore **RESOLVED** not to consult with the public at this time.

4. Speed Indicator Device (SID) Statistics & Future Provision

Statistics from the SID were circulated to Members prior to the meeting (**Appendix 7**). Cllr Mr Thomas asked if he could share these with residents and it was agreed he could and that they should go on the website. Clarification on the description Wellington Road, Westbound was asked for. Member's gave the Clerk permission to price up units and apply for a grant through the Police & Crime Commissioners scheme. Members requested units giving additional data on speeding vehicles be sought.

Member of the public left at 9.15p.m

5. Admaston Traffic Calming Scheme Update

The Clerk confirmed that Telford & Wrekin Council had not yet put forward any proposals.

6. Admaston Footpath Improvement Works

The Chairwoman confirmed that the Borough Council in conjunction with Balfour Beatty would be carrying out planned improvement works on the footpaths in Admaston as part of the Pride in our Community funding.

21/15 Meetings Update

1. Allscott Meads Stakeholder Group

Notes were provided by Cllr Mr Cooper were circulated prior to the meeting (**Appendix 8**).

2. Rural Forum

The Chairwoman gave a verbal update including information on the High Sheriff's presentation on Supporting Communities and the Agricultural Reference Group (ARG). Cllr Mr Cooper will be attending the Forum in future and, will be a representative on the ARG which is looking at the impact of large agricultural vehicles on rural communities.

3. Wrekin Area Committee

The Chairwoman gave a verbal update including information on the upcoming census, the importance of individuals reporting issues on MyTelford and the Winter Coat Project.

21/16 Grant Applications

None received.

21/17 Correspondence

- Register of Buildings of Local Interest Extended consultation until 19th March 2021 – **Noted**
- Laptop for Learners information – **Noted**

20/18 Date of the next meeting

The Chairwoman thanked everyone for attending the Zoom meeting and also asked that the Parish Council pass on condolences for two local councillors – Cllr Beryl Onions (Dawley Hamlets) and Cllr John Smart (Hadley) who had sadly passed away.

It was confirmed that the next meeting would be held on **Wednesday 10th March 2021 at 7.30p.m** via **Zoom**.

The meeting closed at 9.49p.m

Signed: _____ **E Anderson** _____ (Chairwoman)

Date: _____ **10th March 2021** _____

Wrockwardine Parish Council

Item 9a) & b)

Finance

9a) Accounts for Payment 10th February 2021

Payee	Description	Net Cost	VAT	Cost
WHT	50% deposit for Pemberton Rd Play Area work	976.85	195.37	1,172.22
	Staffing Costs	1,127.48	0.48	1,127.96
IdVerde	Grass Cutting Contract	702.66	140.53	843.19
Tesco Mobile	Telephone	7.50	00.00	7.50
	SID Maintenance	200.00	00.00	200.00
Barclaycard	Replacement Defib Batteries & Pads	123.00	24.60	147.60
	ICO (Data Protection Fee)	40.00	00.00	40.00
	50 Webs (Website Hosting)	33.87	00.00	33.87
	4-Port USB Mini Hub	7.49	1.50	8.99
	Office equipment -desk	66.66	13.33	79.99
	Total	3,285.51	375.81	3,661.32

9b) Bank Reconciliation January 2021

Accounts paid January 2021

Payee	Description	Net Cost	VAT	Cost
SLCC	CiLCA Fees	410.00	00.00	410.00
Broxap	Bin – Admaston Green	250.95	50.19	301.14
	Staffing Costs	1,065.69	00.00	1,065.69
SALC	Clerk's Training (Procurement)	30.00	00.00	30.00
IdVerde	Grass Cutting Contract	702.66	140.53	843.19
Tesco Mobile	Clerk's Telephone	7.50	00.00	7.50
Lexis Nexis	Clerk's stationary – Arnold Baker 12 th Edition	119.99	00.00	119.99
	SID Provision	200.00	00.00	200.00
Admaston Hse	Room Booking – Aug/Sept 2020	60.00	00.00	60.00
Barclaycard	Paper/Toner/Staple Gun/Wall Planner	53.05	10.62	63.67
SALC	CiLCA Training Course	220.00	00.00	220.00
	Total	3,119.84	201.34	3,321.18

Bank Reconciliation	
Current A/C balance	56,665.48
January payments	3,321.18
Receipts	300.00
Total	53,644.30
Unity Statement 100	53,644.30

Available Spend 10/2/21	
Payments February	3,661.32
February receipts	00.00
Current A/C Balance	49,982.98
Savings A/C	56,618.84
90 Day Access A/C	70,668.74
Total spend available	177,270.56

Signed: *J Hancox*

Clerk & Responsible Finance Officer

Signed: *E Anderson*

Chairwoman

Date: 10th March 2021

Appendix 1

Planning Application TWC/2021/0030

Comments submitted to Borough Council

PROPOSED CHANGE OF USE OF RESIDENTIAL DWELLING (C3) TO CHILDRENS HOME (C2) AT 1 WHITEFIELDS FARM, CHARLTON, TELFORD, SHROPSHIRE TF6 5EU

Telford and Wrekin ref: TWC/2021/0030

In relation to the above development proposal Wrockwardine Parish Council would comment as follows:

Site and Surrounding Area

The location of the farmhouse is agreed however, the boundary between the holiday-let and farmhouse has been incorrectly located too far to the East. A wall has been erected between the holiday-let and the farmhouse (which does not fall under permitted development rights and for which no planning application/ consent has been granted) at a point which leaves one third of the holiday-let building and all of the outbuilding situated on the driveway of the farmhouse and provides significantly less parking/ turning area than indicated on the applicant's plan. The outline of the development boundary on the applicant's location plan and block plan are therefore incorrect.

The applicant states that the site is only adjacent to the garden of Tine Grange this is incorrect. The parking area of Whitefield's being adjacent to the residential accommodation of Tine Grange. The parking area also abuts the holiday-let building (in different ownership) and the office/ storage/ annex of the holiday-let both of which are sited on the driveway of the farmhouse.

The double carport referred to as available for parking space in the applicant's statement has been converted in to an annex/ office/ store for the holiday-let and is no longer available for parking.

Planning Policy Considerations:

Telford and Wrekin Local Plan 2011-2031

Spatial Strategy for Telford & Wrekin Table 9 identifies that the rural areas are home to 6% of the borough's population, the rural areas are sparsely populated with limited infrastructure.

Policy SP3 – Rural Areas

The Council has indicated that it will support a limited amount of new housing to meet the needs and aspirations of the rural community, including provision for specialist needs. However, this is directed towards settlements with good infrastructure which Charlton does not possess (please see sustainability).

Policy SP4 Presumption in favour of sustainable development

There are no villages nearby that provide services which will be supported in any measurable way by this development proposal. The hamlet within which the proposed development is situated has no retail, education, social or medical services neither do any of the settlements located within a 4-mile radius. The nearest services are located in Wellington 5 miles from the site.

The bus stop located 0.5 miles from the site has a very limited service as can be seen from the table below:

Depart Charlton	Arrive Wellington	Arrive Telford
9.25 am	9.58am	10.30 am
14.43 pm	16.21pm	16.51 pm
Depart Telford	Depart Wellington	Arrive Charlton
7.00am	7.38am	9.35am

13.49 pm	14.21pm	14.53pm
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There are two buses per day. The departure and arrival times are not such that the bus can be used to justify this site as a sustainable location. Therefore, given the rural location of the appeal site and the available transport infrastructure, any journeys are highly likely to be car dependant.

The applicant, in justifying the reuse of the property under C2, has failed to consider the loss of a family dwelling in the rural area. Local plan policies largely prevent new dwellings of this size being given permission. Regard should be had to the market housing assessment before the LPA can make its decision. The Telford and Wrekin Strategic Housing Market Assessment (SHMA) 2016 identifies that the development of three- and four-bedroom properties is a key priority and the council recognises that many of its residents aspire to live in the rural area. It also recognises that some provision should be made for the children of existing residents in the rural area who wish to live in rural locations. Given that the property is located in the rural area, not in a named village and is therefore in an area where the building of new properties is severely restricted the loss of this property to a residential family C3 use should be given weight in the making of the decision on this proposal and should reduce the weight given to other policies which support the provision of managed accommodation of this type (Hounslow 2/9/2013 DCS No 400-001-736).

Policy EC3 Employment in the rural area

The applicant needs to provide evidence to support their assertion that the employment opportunities will be taken by people in the local area who are able to access the site in a sustainable manner. It is considered that this change in use whilst providing 3-4 jobs is inappropriate in this isolated location and will be detrimental to the existing character and fabric of the countryside in contravention of policy EC3.

Policy EC 4 Hierarchy of centres

The provision of cultural activities including social services and residential accommodation is to be focused in the following hierarchy: i. Principal Town Centre: Telford Town Centre; ii. Market Towns of Newport and Wellington; iii. District Centres of Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates; iv. Local Centres. This does not include buildings outside a hamlet in the open countryside. Development should make a positive contribution and avoid a detrimental impact on the amenity of others and local residents. It is considered that this proposal impacts detrimentally on the amenity of immediate neighbours, especially the holiday-let, and to the wider community many of whom are elderly. The lack of access to facilities and services within the vicinity are also barriers to improving the health and wellbeing of the proposed residents. It is therefore considered that the proposal is contrary to policy EC4.

Policy EC 7 Local Centres and rural Services

We are unsure how the applicant considers that the proposed change of use is supported by this policy relating to multi-use buildings, community facilities and services. Given that the property is located in the rural area, not in a named village and is therefore in an area where the building of new properties is severely restricted, the loss of this property to a residential family C3 use should be given weight in the making of the decision on this proposal and should reduce the weight given to other policies which support the provision of managed accommodation of this type (Hounslow 2/9/2013 DCS No 400-001-736). It is considered that rather than improving the wellbeing and cohesion of the local communities as required by this policy, this proposal and the fear of crime it has generated will have a detrimental effect on social cohesion. It is therefore considered that the proposal is contrary to policy EC7.

Policy HO 1 Housing Requirements

Again, we are unsure how the Applicant considers that this policy relates to this proposal. However, we would reiterate that the loss of a family residential unit in this location is contrary to the local housing needs identified in the Telford and Wrekin Strategic Housing Market Assessment (SHMA) 2016). It is therefore considered that the proposal is contrary to policy HO1.

Policy HO7 Specialist housing needs

This policy requires that proposals for changes of use to Use Class C2 are located in close proximity to community and support facilities, shops and services, and public transport connections. The location of this proposal does not fulfil these requirements. The applicant has provided no justification/ evidence to outweigh the requirements of this policy and it is therefore considered that the proposal is contrary to policy HO7.

Policy C 1 Promoting alternatives to the car

The location of the proposed development is unsustainable in terms of alternative modes of transportation to the car and places heavy reliance on the car for all journeys. The applicant has no control over how staff

choose to access the site and all journeys from the property to school, doctors, leisure and retail activities will require vehicular transport, as will any outside visitors to the site. It is therefore considered that the proposal is contrary to policy C1.

Policy C 3 Impact of development on highways

The erection of the wall by the current owner between the farmhouse and the holiday-let will require that any vehicles parked at the property that draw in forwards will have to reverse out of the property via the existing access on to the apex of a blind bend in the lane which has a 60mph speed limit. There is no opportunity to provide a more suitable ingress/ exit point.

It is considered that Table 1. of the applicant’s statement is incorrect:

(Applicants figures in black, Parish Council figures in red)

Activity	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Notes
24-hour care worker arriving and leaving for 2-day shift (residential care workers)	2 4	0	2 4	0	2 4	0	2 4	Staff change over necessitates double vehicle movement and parking space
3 Primary Care workers arriving and leaving each day		4 6 (8)	4 6 (8)	4 6 (8)	4 6 (8)	4 6 (8)		The applicant is unable to ensure workers will car share or walk/ cycle to the property. The statement at para.2.4 cites 4 possible workers.
School run		2 4	2 4	2 4	2 4	2 4		Children will have to be taken and collected should they attend school. However, see queries below.
Manager		2	2	2	2	2		Identified as attending in para. 2.4 but not considered in terms of parking provision or vehicle movement.
Tutors		6	6	6	6	6		

Total Movements (in and out)	2 4	6 18 (20)	8 24 (26)	6 18 (20)	8 24 (26)	6 18 (20)	2 4	
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N.B.

- **No account has been taken for social worker or tutor visits.**
- This information would also appear to contradict the statements made at para 2.4 as if the children are at school during the day why are 3/4 care workers needed to provide a structured learning experience?
It was identified by the applicant and the Inspector at the LDC appeal that 'some tutoring is more likely initially as a consequence of the additional needs of the children staying at the home. Although this would limit the need for the children to travel, since they would not be attending school, it would necessitate tutors visiting the site. Since each child would have different needs it is reasonable to assume that, to start with at least, more than one tutor would be needed.' Furthermore, school trips would still be required for any child/children not being tutored at the appeal site.'
- **If the children are to be taught by home tutors, then again parking provision and vehicle movements need to be taken in to be considered in relation to this.**
- **In addition, why are these carers then not needed at the weekend to provide a structured day?**

The vehicular movements generated by the proposed use, including tutors, care workers, the home manager and social workers, would therefore be significantly greater than would be generated by a C3a use. Given the rural nature of the area and the fact that the appeal site is accessed via a road, which is generally single track, any increase in vehicle movements is likely to have an impact on the wider area. The increase in vehicle movements in and out of the site also raises highway safety concerns given that the access is on a blind bend and the lack of parking/ manoeuvring space will necessitate reversing out of the site when leaving.

It is therefore considered that the proposal is contrary to policy C3.

Policy C 5 Design of parking

The owner of the farmhouse has erected a wall between the farmhouse and the holiday-let, to the west of where the applicant has identified the proposal boundary on the location and block plans, severely restricting the available parking/ turning area. The double carport identified in the site and surroundings section of the applicant's report has been converted in to an office/ store/ annex for the holiday-let. A minimum 2 no. of the parking spaces identified in the report are therefore now unavailable.

No account has been taken in the applicant's supporting statement of the need for parking space to be identified for the manager, changeover periods, social workers, tutors etc. All information on this matter appears to have been omitted from this application. The information provided on the LDC application/ appeal in relation to social worker etc. visits was contradictory as to where these visits would take place, with the Appeal Inspector concluding it more likely that such visits would take place at the care home setting. It was also stated by the applicant and identified by the Planning Inspector that it would be necessary for tutors to visit the site and that as each child would have different needs it is reasonable to assume that more than one tutor would be needed. The need for parking to be made available for such vehicles therefore needs to be taken in to account in calculating the parking spaces required for the proposed use.

Consideration also needs to be taken of the requirement to accommodate double the number of staff vehicles at changeover times. None of these issues have been identified or addressed by the applicant in their supporting statement.

It is therefore considered that the parking needs for the C2 use identified in the applicant's report are unrealistic and the actual requirements for the use cannot be accommodated at the site notwithstanding the loss of parking space due to the building of the wall and conversion of the carport in to an office/ store/ annex for the holiday-let. It is therefore considered that the proposal is contrary to policy C5.

Policy ER 11 Sewerage systems and water quality

The foul and surface water from the property drain in to a septic tank located at Tine Grange, Charlton. This right is secured via an easement granted to Whitefields Farm. The introduction of the proposed use at this property will lead to an intensification of the easement for which no permission has been sought or granted. The existing septic tank system was also determined to be at capacity by Telford and Wrekin Council Building Control Inspectors with the development of the holiday-let.

It is therefore considered that the proposal is contrary to policy ER11.

In terms of policy considerations, it is therefore submitted that the proposed development is contrary to the following Telford and Wrekin Local Plan 2011-2031 policies: SP3, SP4, EC3, EC4, EC7, HO1, HO7, C1, C3, C5, and ER11.

Other material considerations:

1. The **intensification of vehicle movements** at the property will be via an access that is on a sharp bend with little visibility and does not meet Highway safety standards.
2. It has not been demonstrated that the proposed use of the building is appropriate in the wider public interest Waltham Forest 9/1/2012 DCS No 100-075-531
3. The **Children Act 2004** promotes team working across the various agencies responsible for the welfare of children. Its key objectives are that every child should be healthy, stay safe, enjoy and achieve through learning, make a positive contribution to society and achieve economic wellbeing. Given the proximity of the site and ease of access to/ from the holiday-let and the frequently changing identity of the occupants of this building it is doubtful if this site fulfills this requirement.

4. Character and Appearance

The applicant has stated that there would be no internal or external alterations to the building or surrounds. In practice, as suggested by the Council in the LDC application and identified by the Planning Inspector in relation to the appeal on the same matter, it is likely that some modifications will be necessary to ensure that the property complies with the relevant regulations. However, no detail has been provided as to what these might comprise and therefore it is impossible to comment upon what the effect of any changes would be on the character and appearance of the building or its surroundings.

Information with regard to visits from social workers, tutors etc. appears to have been omitted from this application. The information provided on the LDC application/ appeal was contradictory, with the Appeal Inspector concluding it more likely that such visits would take place at the care home setting.

However, the lack of detail provided by the applicant in relation to this matter makes it impossible to reach an evidence-based conclusion on this matter. However, the Inspector on the LDC appeal concluded, based on the same information provided in the applicant's statement on this application, that 'the movements generated by the proposed use, including tutors, care workers, the home manager and social workers, would be significantly greater than would be generated by a C3a use.' And that 'Given the rural nature of the area and the fact that the appeal site is accessed via a road which is generally single track, any increase in vehicle movements is likely to have an impact on the wider area.' Points that the applicant has failed to acknowledge and address in this application.

We would therefore submit that given the location of this proposal in a quiet isolated rural hamlet the impact of this development in changing the character of the area.

Amenity concerns

- a. Case law has established that noise and disturbance may be a problem to be given weight in the decision-making process – the proposal is in a quiet rural area with a high proportion of retired people many of whom live on their own. The category of children and the likelihood of their challenging behaviour including absconding raises valid amenity considerations, which have not been addressed by the applicant.
- b. Occupiers in the holiday let will be disturbed by the comings and goings. Given that, the property has an elevation directly on to the parking/ turning area of the farmhouse it is likely that unacceptable levels of disturbance will arise.

- c. The property is detached but is not well separated from adjoining neighbours. Neighbour living conditions will be unacceptably affected by noise from the parking area which has a close-knit relationship with the adjacent holiday-let and the property on the opposite side of the lane and is proposing a use which would stand out in an otherwise tranquil rural environment, especially at night (North Lincolnshire 4/10/2017).

We would therefore submit that the effect of this proposal on the amenity of residents would outweigh the public benefit of this proposal.

5. Fear of crime

- a. The courts have held that the fear of crime is only a material consideration where the use, by its very nature, would provide a reasonable basis for concern. In accordance with the judgment in *West Midlands Probation Committee v SSE & Walsall M.B.C. [1998]*, fear must be based on sound reasons in order to carry any weight in the planning process.
- b. The need to protect the living conditions of neighbours is paramount, (Waltham Forest 26/11/2015).
- c. Given that the immediate neighbour to the property has had personal traumatic experiences relating to this particular of uses and categories of children. The fear of crime for the immediate neighbour to this site is therefore founded and given the effect this change in the use of this property will have on her life should be given considerable weight by the local planning authority in making its decision.
- d. Similarly, two other residents within the village have had experience of this use and these categories of children which also validate their concerns in relation to this proposed use as material planning considerations.
- e. Evidence of antisocial behaviour and criminality very near the site could result in future occupants forming relationships with inappropriate persons and perpetuating antisocial behaviour, resulting in a deterioration of local residents' amenities. The proposal should be refused on this basis alone. (Rochdale 1/10/2018 DCS No 400-019-921).
- f. It has not been demonstrated that the proposed use is necessary and an increase in fear of crime outweighed the benefits of allowing the proposed use. (paragraph 50 of the 2012 NPPF).
- g. Planning Inspectors have accepted in numerous appeals on similar changes of use that the impression of increased crime and antisocial behaviour would have an adverse effect on neighbours' amenity and make it difficult for the care home to be assimilated into the community.
- h. The change of use would be likely to raise the fear of crime in the village and it is not clear that on-site management would ensure that this was mitigated to an acceptable level. This alone is sufficient to refuse the application (Durham 22/9/2014).

We would therefore submit that the impression of increased crime and antisocial behaviour would have an adverse effect on neighbours' amenity and make it difficult for the children's' home to be assimilated into the community.

Conclusion.

Contrary to the applicant's supporting statement the proposed change of use from a dwelling (C3) to a care home for children (C2) is a material change of use, a point which has already been determined by the Planning Inspector in relation to the LDC appeal (Appeal Ref: APP/C3240/X/20/3256754). The proposed use is considered to be contrary to Telford and Wrekin Local Plan 2011-2031 policies: SP3, SP4, EC3, EC4, EC7, HO1, HO7, C1, C3, C5, and ER11 and to have a detrimental effect on the character and appearance of the area in terms of access, vehicle movements, amenity of existing residents, fear of crime and social cohesion in this rural location. The applicant has provided no material considerations/ evidence to outweigh the proposal being contrary to the development plan and other material consideration identified in this objection.

On this basis, it is respectfully submitted that this application should be refused.

Appendix 2

Agenda Item 9 c)

Street Lighting Electricity Supply Contract

Background

The Parish Council is responsible for the provision of 91 street lights in the Parish. For at least the last three years the contract for the supply of the electricity has been with N-Power whilst the contract for maintenance is with E-On. The contract period with N-Power has ended and the Parish Council is now free to pursue other suppliers.

In 2019/20 the amount paid to N-Power for the provision of electricity to the lights was circa £7,000 net. There have been on-going issues with N-Power regarding billing and administration. They continue to send invoices to the previous Clerk's address, despite receiving numerous emails and telephone calls to correct their information since December 2018. The current Clerk still does not receive prior notification of the direct debit payment and each quarter has to contact N-Power for copies. In March 2020 N-Power made an administrative error which resulted in nearly £12,000 taken from the Parish Council bank account with no prior notification having been received and, it was only fortunate that there were sufficient funds in the account for it to clear. The money was refunded to the Parish Council bank account in April.

Information

Investigations showed that there are limited suppliers of unmetered electricity within England and as a result, in November last year, three quotes were sought from:

- Opus Energy
- EDF Energy
- E-On Energy

Despite follow up enquiries no response to date has been received from either Opus Energy or EDF Energy. E-On have provided the following quote:

12-month contract:

Estimated cost of contract: £4,848

Total average pence/kWh: 17.943

Average forecast kWh consumption: 9,006

3-Year contract:

Estimated cost of contract: £14,467

Yearly: £4,822

Total average pence/kWh: 17.831

Average forecast kWh consumption: 27,045

Recommendation

That the Parish Council moves the contract for the electricity supply to E-On from 1st March 2021. The difference in cost between a 12-month contract and a 3-year contract is minimal, however, a 3-year contract is in line with the current maintenance contract for the street lights and, in the long term will save time administratively.

Julia Hancox

Clerk & Responsible Finance Officer

January 2021

Appendix 3

Agenda Item 9 d)

Parish On-Line

Background

Parish On-Line is a digital mapping service. Slides with information about the service have been shared with Members.

Some of the benefits include:

- Enabling all the Parish Council's assets to be plotted providing a much more meaningful view than the current spreadsheet;
- Contracts, such as grass cutting, street lighting can be plotted (making street lights easier to identify outside properties and therefore provide a faster response for repairs);
- Access to third party mapping information such as the Environment Agency; Ordnance Survey; DEFRA; Historic England; Land Registry etc;
- Creating a permanently maintained record of the Parish, meaning less paper and, available for new Members or staff when required;
- Members would have read access to everything and are able to use the site for Parish Council business;
- A road traffic accident layer plotting all accidents meaning hotspots can be highlighted and the information used to support improvements and grant applications;
- Public maps, for use on the website and producing documents (such as the grass cutting contract), can be easily produced.

Cost

The cost is calculated by population of the individual Parish.

Cost quoted for Wrockwardine Parish Council is £230 + £46 VAT = £276.00

There is 20% discount through SALC bringing the cost to **£184.00 plus VAT**

Note: Should the Parish Council take out insurance with BHIP at any time in the future (current contract is due for renewal in May) the service would be provided free for the duration of the contract.

Recommendation

To subscribe to the service as it provides a useful tool which, although will require time setting up, will ultimately aid the Parish Council in serving the community.

Julia Hancox
Clerk & Responsible Finance Officer

Appendix 4

Agenda Item 10

Access to Longyard Meadow, Admaston

1. Introduction

Following a request from a resident, the Parish Council agreed to look at the Disabled Access/Egress to and from Long Yard Meadow, Admaston. A detailed assessment and survey were completed in January 2021 and the options available explored.

2. Current Position

Access to the meadow is via a 3,050mm 5-bar gate which is chained and padlocked and is used by the appointed Grounds Maintenance Contractor. Adjacent is a post and rail enclosure with a 905mm swing gate, fronted on the locking side by a post and rail fence which runs to the boundary and to a hedge and stone wall covered in ivy on the hanging side. The ground is uneven and can be muddy, but can be negotiated by a standard wheelchair.

3. Options Available

3.1 Leave with existing access

As stated, the site can currently be accessed by a standard wheelchair, but it should be noted that the ground is uneven and gets extremely muddy, particularly in the Winter months.

3.2 Unlock the 5-bar gate during daylight hours

Someone would have to be appointed to unlock and lock the gate daily. This could expose an individual to the risk of confrontation or abuse. If not locked, unacceptable access to the site could be the outcome. This would require a security company to be appointed and there would be a significant cost associated with this as it would be required 7-days per week. Whilst open, if not policed, unacceptable access could be gained in the daylight hours.

3.3 Issue keys, when requested, to open the padlock on the 5-bar gate

Issuing keys as requested would ask the question of how this could be controlled with the possibility that again, unacceptable access to the site could be the outcome if the gate were not locked securely and, some form of check on a daily basis would need to be undertaken.

3.4 Undertake significant improvements to increase the width and depth of the enclosure, the swing gate plus all associated works

The enclosure and swing gate would need to be increased in size, both by depth and by width. To provide an equidistant enclosure, the 5-bar gate posts, together with additional fencing, would have to be recessed and a new hardstanding entrance installed. In addition, the entrance area would have to be regraded, a sub base laid with a new vapour barrier, grasscrete blocks, top soil and then grass seeded. In addition, and on the same basis, footpaths would have to be created down to the meadow and around and across the main

area to give full access. It is estimated that this extensive amount of work would cost several thousands of pounds.

4.0 Conclusions

Based on the risks of unacceptable access to the meadow, the risk of exposure to confrontation or abuse to and from the public, nuisance to adjacent residents and the need to appoint a security company with huge associated costs, it is recommended to reject options 3.2 and 3.3ed. [please note the current problems being experienced at the carpark off Pemberton Road].

Due to the considerable works with associated costs and, bearing in mind the current arrangements do allow standard wheelchair access and also noting that there are disabled pathways that can be used by larger motorised wheelchairs or buggies within a reasonable proximity to the meadow, option 3.4 should also be rejected

5.0 Recommendation

Based on the comments made under section 4.0 the recommended option is 3.1. noting that access is to a meadow rather than to an established walking route.

Members should also note that there are initial signs of decay to some posts which would require monitoring for health & safety purposes.

**Report prepared by Cllr Mr Paul Cooper
January 2021**

Appendix 5
Agenda Item 12
Play Area Leases

Background

Telford & Wrekin Council were approached, as requested by Members, to ask if the leases for the play areas at Pemberton Road, Admaston and Walcot could be purchased from the Borough for a nominal fee or, extended beyond the current agreement. At present the leases are for 25 years and started in 2009, with 14 years remaining. Members felt that if investment were made on repairing/renewing and rejuvenating the areas as the years progressed then it would be preferable to have them for longer terms, if not in their ownership, and to protect the sites for the communities they serve.

Telford & Wrekin Council have advised that they are unable to transfer the freehold title of the sites to the Parish Council on the basis that they want to have ultimate control of them and, not set a precedent with other parishes as in some areas there may be highway or other works that might require use of the land.

Telford & Wrekin Council have offered a re-grant of a 50-year term although they have asked if this could be delayed “until required” as their legal department is at present “inundated with urgent cases”.

Recommendation

To accept the re-grant of the 50-year term and to obtain written confirmation of this assurance in the short term and to request the issue of new leases as soon as possible as work is already starting on refurbishment, particularly at Pemberton Road and these will continue to be on-going costs for the Parish Council.

Julia Hancox
Clerk & Responsible Finance Officer
3rd February 2021

Appendix 6

Item 14.2

SJ Roberts Work Update – Wrockwardine

SJ Roberts have installed all the granite pads and posts for the speed signs are in place. Some of the signs are on the posts, covered by black bags and presumably awaiting the outcome of the consultation (Item 14.1).

The Borough Council have installed the posts that mark the extent of the revised 30mph speed limit areas, but the speed signs have yet to be installed, again presumably waiting for the outcome of the consultation.

Mr Barry Cartwright has reported that a number of people have commented on the good nature and attitude of the two gentleman who did the majority of work on the calming measures.

Photos Station Road, Wrockwardine



Following the installation of the posts, Cllr Bevis reported that one of the posts had subsequently been removed by a landowner. The Borough Council were advised and, following discussion with SJ Roberts they decided the signage would not be installed there at this time as it was not considered to be in the best interests of any party to become embroiled in a dispute over highway extents and land ownership. T&W confirmed that the provision of a single speed limit at the site was a permitted occurrence and would not detract from the overall effectiveness of the scheme.

Julia Hancox
Clerk & RFO
8th February 2021

Appendix 7

Agenda Item 14.4

SID Statistics January 2021

<u>Location /Direction of Travel</u>	<u>Installed</u>	<u>Removed</u>	Count of vehicles exceeding speed limit	<u>Days at location</u>	Daily average of vehicles exceeding speed limit	
Wellington Road, Admaston, Westbound	19/8/20	1/9/20	16690	12	1390	Water main works Wrockwardine
Shawbirch Road, Admaston, South West	2/9/20	14/9/20	17259	13	1105	
Station Road, Admaston, South West	15/9/20	21/9/20	6579	7	867	Traffic reduced by local diversion, Initially subject to restriction due to water main installation
Rushmore Lane, North Bound	22/9/20	30/9/20	28	8	4	
The Avenue, Wrockwardine, West Bound	1/10/20	11/10/20	134	10	11	
The Avenue, Wrockwardine, East Bound	12/10/20	19/10/20	266	7	38	
The Avenue, Wrockwardine, East Bound	20/10/20	1/11/20	397	12	33	
Wellington Road, Admaston, North Westbound	2/11/20	10/11/20	10810	9	1201	
Wellington Road, Admaston, North Westbound	11/11/20	15/11/20	3848	4	962	
Wellington Road, Admaston , East Bound	16/11/20	29/11/2020	3040	13	234	
The Avenue, Wrockwardine, East Bound	30/11/20	7/12/20	222	7	31	
The Avenue, Wrockwardine, West Bound	8/12/20	21/12/20	143	13	11	
Station Road, Admaston, South West	22/12/20	5/1/21	4749	15	315	Covers Christmas period
Station Road, Admaston, South West	6/1/21	18/1/21	5251	13	404	

Appendix 8

Agenda Item 15.1

Allscott Meads Meeting Notes **17th December 2020**

Matters Arising:

- Gateway features to be agreed at a proposed meeting to take place early January
- Traffic calming in slightly contrasting colours to be reviewed. JH to respond
- Site visit opportunity to be reviewed after Christmas
- Hedges at Tiddicross, CB has sent an email out. No response as yet
- Allotments – JH confirmed WPC are interested in taking them on. SJR advised that the S106 states that the Parish Council have to be given the first option. Likely to come on line in 2024. A meeting to progress this to be scheduled for the latter part of 2021

Agenda Items:

- All services are now on site
- Some people will be moving in at the end of January/early February. Phase 1 there are 20 reservations. A s106 has been agreed with the Wrekin Housing Trust to take on the affordable housing
- Off-site works – Traffic calming to take place in Wrockwardine 3rd week of January. There may be road closures
- Construction Impact – JS had replied to the gentleman who had raised a concern about the difficulty in walking in the road passing the site. This matter had now been resolved
- CB advised that T&WC had been contacted by a resident about the traffic going down Rushmoor Lane. SJR to reiterate to contractors the traffic rules
- Travel Plan is with T&WC
- Legal still being actioned
- Further roadworks straightening out the road by the Plough to take place June/July 2021
- T&WC advised that a planning application had been received for a stand and floodlighting at the Allscott Football Ground. It was anticipated that the application would be validated before Christmas
- Under AOB WPC raised the issue of water running off the site by the balancing pond, flooding half the road. SJR to investigate
- SJR advised the Christmas holiday would run from 23rd December until 4th January but there may be some works on site
- The next meeting: 25th February 2021 via Zoom

Prepared by Cllr Paul Cooper
18th December 2020