



## St Georges & Priorslee Parish Council

Minutes of the meeting held Tuesday 17<sup>th</sup> September 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)

**51/25 Welcome from the Chair:** Chairman R. Overton welcomed everyone to the meeting.

**52/25 Apologies:** None.

### **53/25 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.

**54/25 Public Session:** 15 minutes is allowed for members of the public to raise their concerns. There were twelve members of the public present.

The following matters were raised: Overhanging trees and branches along Stafford Street, Albion Street Mound being overgrown, Marrions Hill Jubilee Tree leaning, Planning application time to comment extensions, car park next to former Bush pub.

### **55/25 Minutes**

**Resolved** that the minutes of the Parish Council Meeting held on 16<sup>th</sup> July 2024 having been circulated, be agreed, and signed.

### **56/25 Clerk's update on any matters arising from the previous meeting:**

Roll of Honour - The Clerk reported that a local company have visited the site and advised that they work alongside a company that specializes in this kind of thing. They will be visiting the site to assess the Roll of Honour and advise on the best course of action. This has been delayed due to holidays. TWC have issued their 2024/25 Traffic and Road Safety Scheme document to the Parish Council listing all TRO's that will be consulted on in the coming weeks with the vision of being completed in this financial year. TWC have advised that there is currently one dropped curb due for action within the Parish in this financial year – Hollybriar Grove. On average, TWC action 10 dropped curbs across the whole Borough each financial year. SID's - Although we're still awaiting an update from TWC to advise of possible schemes, the suggestion of a Community Speed Watch group was put forward. This is actioned by a group of trained volunteers in conjunction with the Police and is thought to be extremely effective.

**57/25 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/2024/0641**

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

**Description of proposal:** Erection of single storey side and rear extension, single storey side extension and replacement of boundary hedge with brick wall.

**TWC/2024/0673**

**Site address:** Granville Landfill, Grange Lane, Redhill, Telford, Shropshire

**Description of proposal:** Variation of condition 19 (topsoil and subsoil mound heights) of planning permission TWC/2023/0205 (Variation of Conditions 6 and 13 of planning permission W2006/0232 (Extension to existing landfill site by deepening and raising contour profile by about 2m and restoration of the site with variation to conditions 7.13 and 20 of planning consent Ref: MW/94/0424/WR) to allow the disposal of permitted wastes within the landfill area to continue until 31st December 2030 and to reduce the permitted daily limit of waste to 1350 tonnes) to allow for the rewording of condition 19 in respect of the height of the topsoil and subsoil mounds on site for the duration of the permitted operations.

**Permissions Granted:****TWC/2024/0507**

**Site address:** 9 Powell Road, Priorslee, Telford, Shropshire, TF2 9RU

**Description of proposal:** Erection of a single storey side and rear extension

**Decision:** Full Granted 30.08.24

**TWC/2024/0504**

**Site address:** 4 The Grove Estate, St Georges, Telford, Shropshire, TF2 9JH

**Description of proposal:** Creation of a vehicular access

**Decision:** Full Granted 01.08.24

**TWC/2024/0474**

**Site address:** 35 Bullrush Glade, St Georges, Telford, Shropshire, TF2 9TR

**Description of proposal:** Erection of a single storey rear extension following demolition of existing conservatory

**Decision:** Full Granted 26.07.24

**TWC/2024/0550**

**Site address:** Talbot Inn, Gower Street, St Georges, Telford, Shropshire, TF2 9BL

**Description of proposal:** Conversion of existing public house to 4no. flats following the erection of a part single storey, part two storey rear extension

**Decision:** Full Granted 12.09.24

**TWC/2024/0515**

**Site address:** 37 The Timbers, St Georges, Telford, Shropshire, TF2 9UY

**Description of proposal:** Erection of a single storey rear extension, first floor side extension, garage conversion, driveway alteration and boundary wall

**Decision:** Full Granted 17.09.24

**Permissions Refusals: none.**

**Any other planning matters:**

Planning submissions made using delegated authority (during August recess)

**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

**Comment:** The Parish Council has concerns that this being the second application to the site, now will be increasing the volume of traffic and cars parking from the original one bungalow with a garage, to first the additional two new buildings and their extra vehicles (possibly four or more cars) using the site and adjacent road for parking. Now this proposal will be a further new property with even more cars trying to use this small stretch of road. We think we need to be mindful of the number of extra vehicles that will be attempting to park in an already busy residential area. There is a well-established dog grooming business next door, with customers often using the turning area to get in and out of the street. There is a large amount of school children that walk along the footpath to the nearby Primary school located two streets away. We were unable to locate any information regarding the use of the two properties that explained the need for staff other than the wording "assisted living" there is no detail to explain the level of staff, if they will be round the clock, if they will require two staff parking spaces i.e. while they handover to each other at a change of shift for example? Will the two car parking spaces on the site be for the residents or, the staff and where will any additional parking be should the residents require regular carers or have visitors? For a very long time there was no vehicles at the bungalow, but there was a garage for parking off road if needed. The site is now being changed to four properties and a business all of which will require parking in a very narrow and heavily used dead end.

**TWC/2024/0539**

**Site address:** 5 The Ashes, St Georges, Telford, Shropshire, TF2 9FW

**Description of proposal:** Erection of a fence (Retrospective)

**Comment:** Object, on the grounds of loss of amenity to the neighbours at 3 The Ashes.

**Decision:** Full Granted 11.09.24

**TWC/2024/0550**

**Site address:** Talbot Inn, Gower Street, St Georges, Telford, Shropshire, TF2 9BL

**Description of proposal:** Conversion of existing public house to 4no. flats following the erection of a part single storey, part two storey rear extension

**Comment:** Comment, The Parish Council is concerned that the application will result in the loss of a local amenity and if there were a way to encourage the continued use as a public house, it would be welcomed. It is, however, recognised that the pub trade is a very difficult business to be in and accepts that the change to some other use is almost inevitable.

**TWC/2024/0612**

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

**Description of proposal:** Outline application for the erection of up to 120no. dwellings with access and all other matters reserved.

**Comment:** The 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.

### **58/25 Finance**

#### **(a) To approve payments of accounts due in September 2024**

**Resolve** to approve all payments in September's expenditure sheet.

<i>Huws Gray - Amended*</i>	<i>Proforma Inv was £118.01 - July 24</i>	<i>119.73</i>
Lenovo	12mths Ext Warranty Clerks Laptop	110.06
GiffGaff	2X mthly Contracts	20.00
Cash From Bank	Llandudno Lunch Fund (£143 Refund)	2,040.00
AVT Communication	Hearing Loop Annual Maintenance	74.94
Taylors Services	1st Boiler Service	72.00
Jones Gardening Service	Grass Cutting - Inv 1160	289.00
Jones Gardening Service	Grass Cutting - Inv 1161	14.40
Jones Gardening Service	Grass Cutting - Inv 1066	203.00
J Ellis Reimbursement	Cleaning & Stationery Supplies	28.56
Southwater Parking Fee	Parking - Money from Bank	1.50
Iceland	Coffee Morning Supplies	19.10
Primark	Coach Trip Blanket	7.00
Idverde	Park Inspection - July 24	156.00
Jones Gardening Service	Grass Cutting - Inv 1168	303.50
Security Wise	Intruder Alarm Service/Monitoring	297.60
Staff Administration	Salaries, PAYE, Pension - Aug 24	5,443.83
Canva	Canva Teams 1yr Subscription	270.00
Stevenson Carter	Swing Refurb - Inv 123	1,980.00
Stevenson Carter	Rospa Repairs - Inv 124	4,620.00
Stevenson Carter	2nd Gate & Equipment Repairs	3,643.20
Jones Gardening Service	Grass Cutting - Inv 1071	188.50
Jones Gardening Service	Grass Cutting - Inv 1072	289.00
Jones Gardening Service	Grass Cutting - Inv 1075	188.50
GiffGaff	2X mthly Contracts	20.00
Baker Ross	Craft Supplies - Cllr Pride	141.65
Cartridge People	2X Toners, Paper, Laminates	143.54
Home Bargains	Craft Supplies - Cllr Pride	5.96
Hobby Craft	Craft Supplies - Cllr Pride	22.00
The Range	Craft Supplies - Cllr Pride	48.17
Taylors Servicing	2nd Blending Valve Service	81.00
Jones Gardening Service	Grass Cutting - Inv 1178	188.50
Idverde	Park Inspection - August 24	156.00
Jones Gardening Service	Grass Cutting - Inv 1176	289.00
Staff Administration	Salaries, PAYE, Pension - Sept 24	5,867.81
<b>Payments Total</b>		<b>27343.05</b>

#### **Expenses Awaiting Authorisation For Payment**

TWC	Q1 Street Lighting Additional Works	540.00
TWC	Q1 Street Footway Lighting Costs	7,734.21

**Awaiting Payments Total                      8,274.21**

**Payments Total      35,617.26**

**(b) To receive and approve the bank reconciliation up to 31<sup>st</sup> August 2024**

**Resolved** to approve the bank reconciliation up to 31<sup>st</sup> August 2024.

**(c) Income & expenditure report for the 5 months ended 31<sup>st</sup> August 2024 – Noted.**

**(d) Finance check for the first quarter of 2024/25 – Noted.**

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

**Resolved** to defer this item.

**(f) Investment Policy and Annual Investment Strategy for 2024/25**

**Resolved** to agree the policy and follow the recommendations within it.

**59/25 Grant Applications**

**(a) 4 all Foundation** – grant request to set up new dodgeball group in Snedshill.

**Resolved** to enquire if the group had managed to secure the room booking before approving the grant request.

**60/25 Policy Review**

**(a) Standing Orders**

**Resolved** to approve the Standing Orders.

**(b) Habitual and Vexatious Complaints Policy**

**Resolved** to approve and sign the Habitual and Vexatious Complaints Policy.

**(c) Data Protection Policy**

**Resolved** to approve and adopt the Data Protection Policy.

**(d) Records Management Policy**

**Resolved** to approve and adopt the Records Management Policy.

**(e) Password Management Policy**

**Resolved** to approve and adopt the Password Management Policy.

**(f) Information Sharing Policy**

**Resolved** to approve and adopt the Information Sharing Policy.

**61/25 Environment/Public Realm**

**(a) Community Action Team (Enforcement)**

The monthly report was received and noted.

**(b) Community Action Team (Public Realm)**

The Clerk update the parish council on tasks that had been completed over the last month.

**62/25 Christmas Lights**

**Verbal update on Project:** The Parish Council are now in the second year of a three-year contract with Lightwire who are continuing to provide an exceptional service. All the relevant documentation has been provided to TWC regarding the installation & siting of the lights. Four additional lamp post features have been ordered by Lightwire for the Snedshill area. It is hoped that there will be four pre lit Christmas Trees to replace or sit alongside the four un – healthy Christmas Trees (which are still undergoing assessments by the TWC Tree Officer) These are at Cloisters Way, Collett Way, Gatcombe Way & Redhill. The Christmas event in St Georges will take place on Friday 29th November from 3.30pm

The Christmas event in Priorslee will take place on Sunday 1st December 11am – 4pm at Lakeside Garden Centre.

**63/25 Gower Project**

An update was given on the ongoing works at the Gower. The BT connection is planned for December. Work was taking place on the central part of the roof where damp has caused rot. The roof on the community side of the building is now going to be replaced as it was found to be in poor condition.

**64/25 Health & Safety****(a) Council to discuss the TWC suggestions into additional Safety at the Flash****Resolved** not to take any further action.**65/25 Community Projects & Events****(a) Report from the Community Projects & Events Officer:** The annual coach trip to Llandudno in August was a huge success, with many residents thanking the Parish Council for what they thought was the best trip yet. Age UK are running monthly craft sessions, which are so popular that they are looking to start a Knit & Natter from October. Our first ever Guide Dogs fundraiser was a success with £188.71 being raised. TWC are creating a management plan to improve the Albion Bank site with help from volunteers.**(a) Council to consider Signing the Care leavers Covenant & Nominate a Champion.****Resolved** to adopt and sign the Care Leavers Covenant.**Resolved** that Cllr R. Overton would become the Care Leavers Champion.**(b) Council to Discuss Freeston Avenue Play Area**

The Clerk updated that two quotes had been received for further play equipment, to be funded from the S106 money.

**Resolved** to defer this item until all quotes had come back in.**66/25 Correspondence Received:****(a) Email regarding parking from resident** – noted.**(b) Council to discuss provision of the Citizens Advice Service within the Parish.****Resolved** to make a funding contribution to the Citizens Advice Service of £2000 for the next financial year, in order to keep the advisors attending the parish centre each month.**67/25 Date of Next Meeting** – Tuesday 15<sup>th</sup> October 2024

The Meeting closed at 8:30pm

Chairman.....15.10.24