



## St Georges & Priorslee Parish Council

Minutes of the meeting held Tuesday 17<sup>th</sup> December 2024 7:00pm at The School Hall,  
St Georges C of E Primary School, London Road, St Georges. TF2 9LJ

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

### **Present:**

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

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

**100/25 Welcome from the Chair:** Chairman R. Overton welcomed everyone to the meeting.

**101/25 Apologies:** Cllrs A. Harrison, S. Harrison and R. Cadman  
**Resolved** to note the apologies.

### **102/25 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

**103/25 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 discussed: Christmas Lights within the Parish, progress at the Gower, the planning application for Greenways Farm / Land alongside the old A5 and appreciation for Cllrs who went to speak against this at the TWC planning meeting, and the Workers Memorial site.

### **104/25 Minutes:**

**Resolved** that the minutes of the Parish Council Meeting held on 19<sup>th</sup> November 2024 having been circulated, be agreed and signed.

### **105/25 Clerk's update on any matters arising from the previous meeting:**

The Clerk issued an update on Christmas events, coach trips, memorial unveiling, NEO Walkabouts, and recent storms and water shortage. The request for further information relating to the 4 all Foundation Grant had resulted with a request for the grant to be spent on clubs within schools of the parish, or a summer holiday activity. The Clerk was continuing to work on the CiLCA portfolio alongside working to bring the policy folder up to date, and we would now carry out the bank reconciliation with the quarterly finance review. The issues raised during public session in November had now been escalated to the relevant parties.

### **106/25 Planning:**

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

Planning applications notified by Telford & Wrekin Council for December 2024:

### **Applications:**

TWC/2024/0981

**Site address:** Site of Unit 7, 8 and 9 Gower Street Trading Estate, Gower Street, St Georges, Telford, Shropshire.

**Description of proposal:** Erection of 1no semi-detached unit (Use Class E)

**Comment: Object** - St Georges and Priorslee Parish Council wish to object to application TWC/2024/0981 on the grounds that car parking spaces will be reduced on the site, and that currently there are massive problems with large numbers of cars using this site, parking in nearby residential areas. We believe that this extension will only make the current situation worse.

#### **TWC/2024/0871**

**Site address:** Former Abbey House, Whitechapel Way, Priorslee, Telford, Shropshire, TF2 9RG

**Description of proposal:** Variation of conditions 5 (use class restrictions), 6 (usage hours), 7 (wedding restrictions), 10 (firework restrictions) of planning application TWC/2022/0898 (Change of use from commercial offices (Use Class E) to place of worship (Use Class F1)) to allow the running of a nursey (Use Class D1) (condition 5), changes to site opening hours (condition 6), to allow weddings (condition 7) and fireworks throughout the year (condition 10)

**Comment: Support**

#### **TWC/2024/0869**

**Site address:** Land between, Castle Farm Way and A5, Priorslee, Telford, Shropshire

**Description of proposal:** Reserved matters application pursuant to outline planning permission TWC/2014/0980 (Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved) for the creation of an access to the community building

**Comment: Support**

#### **Permissions Granted:**

#### **TWC/2024/0788**

**Site address:** Land adjacent Fleur, 1 The Hollies, Priorslee Village, Priorslee, Telford, Shropshire.

**Description of proposal:** Removal of condition 14 (General Permitted Development) on previously approved planning application TWC/2021/1056 (Erection of 1no. dwelling with associated works) to allow the dwelling to benefit from Permitted Development Rights

**Decision:** Full Granted 29.11.24

#### **TWC/2024/0805**

**Site address:** Land south of The Old Vicarage, Church Street, St Georges, Telford, Shropshire

**Description of proposal:** Application under Section 191 for a Certificate of Lawfulness for an existing use of equestrian purposes

**Decision:** Section 191 Existing Use Granted 16.12.24

#### **TWC/2024/0840**

**Site address:** 52 Raxster Drive, St Georges, Telford, Shropshire, TF2 9FU

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

**Decision:** Full Granted 13.12.24

#### **Permissions Refusals: none.**

#### **Any other planning matters:**

#### **TWC/2024/0612 – comments made with delegated powers due to no time extension being allowed.**

**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 around 80no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, Shropshire, TF2 9LF\*\*\*AMENDED DESCRIPTION, AMENDED ILLUSTRATIVE MASTERPLAN AND NEW PARAMETERS PLAN\*\*\*

**Comment - Object**

St Georges and Priorslee Parish Council notes a number of positive changes in the proposed plan such as the reduction in density, removal of the apartment block and the increase in green space, including the addition of the green corridors. It does, however, remain opposed to any development on this site. Reasons have already been provided in previous comments and at Telford and Wrekin's October planning meeting where this development was discussed.

The Telford and Wrekin borough council's local plan provides a framework for new development in the borough until 2031. The proposed development on this site is not required to meet that local plan and should therefore be rejected. The proposed development is purely speculative, aiming to make a profit for the developers and landowners at the expense of the local community.

Infrastructure in the area is already stretched to breaking point and S106 funding would not be sufficient to address the current shortfall in GP and dentist provision, let alone bring it to a position where it could cope with the additional demands that these additional homes would bring.

Similarly, whilst the developer commissioned traffic reports tell a different story, the roads in the area are extremely busy at peak times. The additional load during construction and afterwards would not be in anyway beneficial to local residents. The proposed signal-controlled junction with the A5 will negatively impact traffic flow in the area and is likely to increase traffic loads on other roads when drivers avoid the tailbacks it will cause around Limekiln roundabout.

Finally, there has been no "spades in the earth" archaeological assessment. This should be carried out if development is eventually approved.

We hope that the planning committee will heed the ongoing objection of the Parish Council, local borough councillors and most importantly, the objections of many hundreds of local residents who have taken the time to comment on this application.

#### **107/25 Finance:**

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

**Resolved** to approve all payments in December's expenditure sheet

GiffGaff	2x mthly Contracts	20.00
The Works	Office Supplies/Diaries	20.50
The Coach House	Chester Substance X3	43.25
J Ellis Aldi	Toilets Rolls/Breakfast Supplies	19.15
Idverde	Park Inspection - November 24	156.00
TWC	RoSPA Report 24/25 Freeston Ave Park	120.00
Taylors Services Ltd	2nd Blending Valve Service	81.00
HMRC	PAYE - Dec 24	796.73
J Ellis Aldi	Breakfast Club Supplies	7.78
CPD Printing	Dog Waste Signs Priorslee	283.20
Staff Administration	Salaries/Pension - Dec 24	5,577.84
The Range	Xmas Party Supplies	5.16
Asda	Xmas Party Supplies	15.84
B&M	Xmas Party Supplies	63.11
Aldi	Xmas Party Supplies	75.13
Sainsbury's	Xmas Party Supplies	3.00
C Lane Aldi	Xmas Party Supplies	10.80
Lightwire Ltd	Valuation 1 of Xmas 24 Core Contract	6,409.80
SLCC	Clerks Membership 25/26	240.00
		£
	Payments Total	£13,948.29

**(b) Budget comparison report for the 8 months ended 30th November 2024 – noted.**

**(c) Budget and precept for 2025/26**

**Resolved** that the precept request for 2024/25 is set at £272690 Based on Band “D” equivalents this represents an increase of 0%.

**(d) Finance check for the second quarter of 2024/25**

**Resolved** to thank Cllr Cadman for carrying out this check and note no issues to report.

**(e) CCLA updated banking mandate**

**Resolved** to defer this item.

**108/25 Environment/Public Realm:**

Community Action Team (enforcement) – noted.

Community Action Team (public realm) – noted.

**109/25 Gower Project:**

**(a) Update on project:** It was reported that the south-wing roof had now been completed, however the north-wing had suffered in the recent storm. It is hoped that the felting for the north-wing will be completed by Christmas, possibly the tiles too. The houses have had kitchens installed and are on their final fit for electrics. Overall, everything is going well, and thanks were given to issues raised - these will be taken up with TWC & the Contractors.

**110/25 Christmas Lights:**

**(a) Update from the working group:** Lightwire installed the remaining Christmas lights last week. Delays were due to bad weather & outstanding infrastructure from TWC contractors. Tree at Lakeside Plant Centre required a replacement transformer which is now working, due to storm damage, a large amount of lights on the tree in St Georges Square were damaged and remain off. Column 561 Gower Street has now received a replacement timer. Column 1094 Snedshill Way has a nest blocking the access point so unable to connect the unit. Column 524 Gatcombe Way has had commando units fitted by TWC contractors however there is still no power supply – this has been chased with TWC.

**(b) Report from St Georges Partnership regarding Christmas lights event:** A Report was read out by Cllr S. Handley thanking the Parish Council for funding towards the event and all the volunteers who helped out to make it such a fantastic event.

**(c) Report from the Priorslee Residents Association regarding the Christmas event:** A report was read out by Cllr R. Tyrell showcasing highlights from the event, Lakeside Garden Centre was given a big thank you for hosting the event again.

**111/25 Care Leavers Covenant:**

**(a) Offer letter**

**Resolved** to adopt the Care Leavers Covenant.

**Resolved** to update any relating policies to incorporate care leavers as and when required.

**112/25 Policy Review:**

**(a) AI policy**

**Resolved** to adopt the AI policy

**(b) Health and safety policy**

**Resolved** to adopt the Health & Safety Policy with the addition of ‘near misses’

**(c) Fire safety policy**

**Resolved** to adopt the Fire Safety Policy

**(d) Risk management**

**Resolved** to adopt the Risk Management Policy

**(e) Publication scheme**

**Resolved** to adopt the Publication Scheme

**(f) Climate change and plastic free policy**

**Resolved** to adopt the Climate Change and Plastic Free Policy

**(g) Community emergency plan**

Discussion was had over the recent lack of water in the parish for a couple of days and how this affected the residents.

**Resolved** to put an article in the parish newsletter highlighting how residents could sign up as vulnerable with Seven Trent.

**Resolved** to take this to the Staffing Committee for further discussion.

**113/25 Community Projects & Events:**

**(a) Report from the Community Projects & Events Officer:** A report was given highlighting recent activities such as our Chester coach trip which we had fantastic feedback for. We are losing the Telford and Wrekin Hub on Mondays but are gaining a singing Group on a Wednesday. Warmup Wednesday continues to be well received. Both the St Georges Christmas Lights Switch on and The Priorslee Residents Association events were both positive with the Parish Council providing free craft activities. We held our first ever Christmas Party which was a success with hot pork baps and bingo. The worker's memorial was also unveiled. Recognition to be made for the winner of the dog foul signage.

**(b) Chester report**

A brief report was given, with 130 tickets being sold.

**114/25 Parish Assets:**

**(a) RoSPA safety inspection report**

**Resolved** That the report was reviewed, and the Clerk was instructed to further investigate outstanding areas highlighted.

**(b) Grit bin requests report**

The Clerk updated the meeting on the grit bin requests which had come in.

**Resolved** to invite residents to register as snow wardens in the next newsletter

**Resolved** to relocate grit bin number SGP58P From Gate Street to the entrance of the Cloisters Estate

**Resolved** that the Clerk contact developers to request provisions are put in place to keep unadopted roads safe during the winter months

**(c) Asset register review**

**Resolved** to agree the changes to the asset register items. Removal of old computer and addition of new Christmas Lights.

**Resolved** that the Asset Register totals £281092.72 in December 2024

**115/25 Correspondence received:**

**(a) Proposed traffic regulation orders – noted.**

**(b) NALC website registration – noted.**

**116/25 Date of Next Meeting:** – Tuesday 21st January 2025

**117/25 Exclusion of Press & Public:**

It is recommended that the public and press be excluded for the remainder of the meeting for the following items of business on the grounds they involve the likely disclosure of exempt information (of a personal, financial, or contractual nature) as defined in paragraphs 1 - 5 of part 1 of Schedule 12a of the Local Government Act 1972.19.

**Resolved** to exclude press and public

**118/25 Council to consider 25/26 quotations for the provision of:**

**(a) Hanging baskets**

**Resolved** to accept quote B at £4730.00 for the 43 baskets for 16 weeks

**(b) Coach trips**

**Resolved** to accept quote B for all three coach trips

**(c) Grass cutting service including a review of the 2024 gardening survey**

**Resolved** to gather further information from the contractors regarding implementation of the service

**119/25 Future meetings:**

Gower Working Group – Tuesday 21st January 5:45pm

Climate Change & Plastic Free Working Group – Tuesday 18th February 5:45pm

The Meeting closed at 9:22pm

Chairman.....21.01.25