



St Georges & Priorslee Parish Council

Minutes of the meeting held Tuesday 17th June 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: R. Cadman, 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 W. Jervis.

25/26 Welcome from the Chair: Chairman R. Overton welcomed everyone to the meeting.

26/26 Apologies: E. Dabbs. S. Harrison was due shortly.

Resolved to note the apologies.

27/26 Declarations of Interest:

Cllr	Interests
S. Handley	Member of Borough Planning Committee

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

Cllr S. Harrison arrived.

The meeting was adjourned for public session.

28/26 Public Session: 15 minutes is allowed for members of the public to raise their concerns. Fourteen members of the public were present and the following items were raised:

Planning application TWC/2025/0368 Change of use from C3 and C3b to C2 at Tzigane House, Rhapsody House, Maurice House and Ravel House Freeston Avenue. Disturbance from HMO's in Church Street, and how HMO's are legislated. Domestic bins being left on the pavement causing obstructions outside 13 Church Street.

The meeting was resumed.

29/26 Minutes:

Resolved To approve the minutes of the Parish Council meeting held on 20th May 2025.

30/26 Clerk's update on any matters arising from the previous meeting: External audit documents have been submitted and published. A successful second Barmouth coach trip took place, doubling as a valuable opportunity to gather responses for the Gower relocation questionnaire. New Parish CAT operatives have started and are making strong progress. Ongoing issues including dropped kerbs, fencing, and overgrown paths have been reported and are being followed up. Nominations are open for the Star Council Awards.

31/26 Planning:

To consider the following planning applications: Councillors are requested to view the application prior to the meeting at <https://secure.telford.gov.uk/planning/home.aspx>

Cllrs S. Handley & R. Overton left the meeting.

Applications:**TWC/2025/0368**

Site address: Tzigane House, Managers Office (Tzigane House), Rhapsody House, Maurice House and Ravel House, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF

Description of proposal: Change of use of 4no. dwellinghouses (Use Classes C3 and C3(b)) to Residential Institutions (Use Class C2) ****AMENDED DESCRIPTION****

Comment: Strongly Objects. To the Chair and Members of Planning Committee; we request that the above application be considered by members at Planning Committee for the following reasons: The Parish Council very strongly objects to this application as a change of use from class C3 to class C2. When the application came in last time under reference no. TWC/2024/0472 the comments from the Parish Council were that: *"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 were no vehicles at the bungalow, but there was a garage for off road parking 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"*.

As you can see the Parish Council already had concerns about the level of extra traffic, and more specifically the number of vehicles that would be accessing and parking on the site, when it was intended as an assisted living dwelling. This concern will now be amplified tenfold with the proposed change of use. This site has not yet been occupied and so the full extent of our concerns regarding lack of parking has not been realised. The proposal to change the use to class C2 for children ages 5 to 18 will undoubtedly cause even more parking issues.

The documentation provided with the application refers to the lack of onsite parking for staff. It states that there will be 6 spaces (two outside each property) but that due to the nature of the care, a handover at the beginning and end of each shift is required so there will be at the start and end of shift a possible twelve vehicles needing to park on the site for safety, as well as a site manager. The calculation in the Transport Statement provided section 2.4.3 refers to the number of spaces needed by: care nursing homes and hospitals. Not school age children.

Assuming that the children will be going to school or similar each day you would presume that there would be a fleet of school buses or private drivers needed to take them each day. This could be up to six vehicles twice a day for the school run adding to an already crowded residential street.

It may be that that special vehicles are needed, i.e those able to take wheelchairs. With the site already not having enough space for staff members to park, there seems nowhere for special vehicles, i.e school minibuses or wheelchair accessible vehicles to park each morning to load the children up. The same issue is a concern if the residents would require an ambulance or hospital transport.

Freeston Avenue is an already heavily crowded street, with cars having to pull in and let each other pass. With an increased number of cars on the street, as the transport statement has indicated that overspill can be absorbed by the local residential streets (4.4.6 states this would be acceptable). Any additional cars parking in Freeston Avenue will only add further to the congestion and could make the street dangerous for others using it. I.e. the bin lorries just about manage at the moment, but they block the whole street while carrying out their task due to the number of cars parked on Freeston Avenue.

Anyone stuck behind the bin lorry has to wait a good while until they exit the street as there is just no way past them with the number of cars parked. The same issue with cars getting stuck can be witnessed and caused by ambulances. Although ambulances thankfully are not a daily occurrence, this may change if residents in the newly proposed institution require the use of them more frequently, again adding to the huge increase in traffic to this site.

Residents of Fox Avenue have no off-street parking and already have to park in narrow roads, which is already under great pressure at the start and end of each day with the many extra cars that park here to access the primary school each day.

The suggestion that any staff or visitors could use Mosclay Road car park a good 10-minute walk away, is ridiculous as this is already heavily used by the school overflow traffic and only has approximately fifteen spaces at most.

We have only covered the problems, issues and dangers that could be caused by the amount of extra parking needed for staff that is overflowing into the residential areas. Presuming that all the residents of the institution have some form of family there will be additional car parking needed for visiting.

We have also got concerns about where residents will go to school as the local school is heavily oversubscribed and already has a high volume of children in care.

It is also worth noting that there are already a high volume of Children's care homes in the area compared to other areas. Currently we have 3 care homes in St Georges with a further one to open shortly, and there is 1 care home in Priorslee. Two of these care homes are just two streets away from the proposed site.

It can sometimes cause issue to have too many care homes in a close proximity as the children will gravitate to each other, which can cause further issues.

For these reasons St Georges & Priorslee Parish Council Strongly object to the proposed application, as the design and build will have an adverse effect and impact in the community, and the location is not in keeping with the supplementary planning document for specialist and supported accommodation

R. Overton returned to the meeting

TWC/2025/0360

Site address: 15 Hereford Drive, Priorslee, Telford, Shropshire, TF2 9US

Description of proposal: Erection of a part two storey, part first floor side and rear extension

Comment: no comment.

TWC/2025/0378

Site address: 4 Gough Close, Priorslee, Telford, Shropshire, TF2 9SF

Description of proposal: Erection of a two storey side extension, first floor side extension including conversion of existing garage and detached double garage with first floor habitable space

Comment: no comment.

Cllrs S. Handley returned to the meeting.

Permissions Granted:

TWC/2025/0273

Site address: 64 Priorslee Road, St Georges, Telford, Shropshire, TF2 9EB

Description of proposal: Erection of a single storey front extension, single storey rear extension, two storey side extension and erection of a replacement garage

Decision: Full Granted 02.06.25

TWC/2025/0317

Site address: Priorslee Medical Practice, Priorslee Avenue, Priorslee, Telford, Shropshire, TF2 9SW

Description of proposal: Erection of a two storey side and rear extension and installation of 2no. roof lights

Decision: Full Granted 03.06.25

TWC/2025/0025

Site address: Land between, Castle Farm Way and A5 (Phase 2C(A)), Priorslee, Telford, Shropshire

Description of proposal: Reserved Matters application for Phase 2C public open space pursuant to outline consent 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)

Decision: Reserved Matters Granted 29.05.25

TWC/2025/0132

Site address: Land between Castle Farm Way and A5 (School), Priorslee, Telford, Shropshire

Description of proposal: Erection of a two-storey temporary school building, creation of a car park and associated works

Decision: Full Granted 29.05.25

Permissions Refusals:

TWC/2025/0292

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

Description of proposal: Variation of condition 7 (Amount of weddings and guests) on previously approved planning application TWC/2024/0871 (Variation of condition 6 (usage hours) and 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 changes to the number of events permitted outside of the consented hours (condition 6) and changes to the number of fireworks throughout the year (condition 10)) *** Amended description ***

Decision: Full Refused 17.06.25

Any other planning matters:

TWC/2025/0254

Site address: 19 Rothwell Close, St Georges, Telford, Shropshire, TF2 9GB

Description of proposal: Erection of a timber and artificial hedge boundary fence (Retrospective)

Decision: Withdrawn 23.05.25

32/26 Finance:

(a) To approve income & payments of accounts in June 2025

Resolved to approve all payments in June's expenditure sheet.

Name	Particulars	Amount (£)	Power
Bank of Scotland	Bank Charges April 25	13.94	LG(MP) 1976 S.19
J Ellis Reimbursement	Aldi B/fast Club 21/5	14.18	LG(MP) 1976 S.19
PRA	Summer Event - S137	4,000.00	LGA1972 S137
Clear Councils	Insurance 25/26	2,122.57	LGA1972 S111
R Overton	Chairs Allowance 25/26	800.00	LGA1972 SS. 15(5) 34(5)
Giff Gaff	Monthly Sims X2	20.00	LG(FP)A 1963 S.5
Knickerbockers	KS/CL Barmouth Subsistence	12.00	LG(FP)A 1963 S.5
Teds	KS/CL Barmouth Subsistence	18.00	LG(FP)A 1963 S.5
J Ellis Reimbursement	JE Barmouth Subsistence	15.00	LG(FP)A 1963 S.5
J Ellis Reimbursement	Barmouth Supplies	11.29	LG(MP) 1976 S.19
Newbroom	Grass Cutting 2nd of 9 Cuts	611.11	HA 1980 S.96
Newbroom	Grass Cutting 3rd of 9 Cuts	611.11	HA 1980 S.96
Cartridge People	Cartridge Pack, Paper, L/Pouches	206.76	LGA1972 S111
Taylors	Blending Valve 1st	81.00	LG(MP) 1976 S.19
Idverde	May-25	156.00	PHAAA 1907 S.76
Staff Administration	Jun-25	6,153.16	LGA 1972 S.112
Aldi	Parish Centre Supplies	16.87	LG(MP) 1976 S.19
Lakeside Plant Centre	St Georges Square Planting	89.94	HA 1980 S.96
Newbroom	Grass Cutting 4th of 9 Cuts	611.11	HA 1980 S.96

Eyton Solutions Ltd	Fire Door Inspections	216.00	LG(MP) 1976 S.19
Limetree Landscape	43 Hanging Baskets 2025 S.137	5,676.00	LGA1972 S137
Payments Total		£21,456.04	

Income Received:

Name	Particulars	Amount (£)
Room Hire	Age UK 05/25	20.00
Cash Banked	Barmouth Ticket Sales	123.00
CCLA	Dividend	367.88
Income Total		£510.88

(b) To receive and note the bank reconciliation up to 31st May 2025 – noted.

(c) Budget comparison report for the 2 months ended 31st May 2025– noted.

(d) Finance check for the fourth quarter of 2024/25 – Thanks were conveyed to Cllr R. Cadman for carrying out these checks for the last few years.

(e) Quarterly Finance Checks – to appoint a member to conduct a check each quarter.

Resolved that Cllr P. Thomas will take on the quarterly finance checks and be removed as an authorised signatory from all bank accounts.

Resolved that Cllr S. Handley will inspect and sign the invoices each month.

(f) Report from St Georges Partnership – A brief report of the St Georges Day event was read out.

33/26 Grant Applications

Resolved to grant St Georges Parochial Church Council £120.00 for repairs made to the tower clock.

34/26 Gower Project:

Update on project: The building is coming together and looking less like a building site with scaffolding only remaining along one side. The portacabins have been removed and the team are now using one of the houses as a base. Members were able to meet with the Landlord from TWC at the last meeting.

35/26 Council to consider a response to the Telford & Wrekin Council Governance Review

Resolved to comment that the number of councillors in the Priorslee Parish should increase from 5 to 7. That the number of councillors in the St Georges & Donnington Parish should be 15 councillors, and that the area should be warded into different communities such as The Humbers, Snedshill, Donnington Wood etc.

36/26 Council to consider a response to the Telford & Wrekin Council Traffic & Road Safety Annual Update.

Resolved to order the priority of future schemes for consideration as follows:

1. **Holyhead Road.** Footway widening, request to widen the footway between Furnace Lane and Aldi Snedshill.
2. **Priorslee Avenue.** Pedestrian crossing, request for pedestrian crossings.
3. **Telford Way.** Pedestrian crossing, request for pedestrian crossing north of Priorslee roundabout.
4. **Gatcombe Way.** Traffic calming and pedestrian crossings, request for traffic calming and pedestrian crossings.
5. **Lambeth Drive.** Traffic calming, request for traffic calming.
6. **London Road.** Traffic calming, request for traffic calming
7. **Priorslee Avenue.** Traffic calming, request for traffic calming.

Resolved to Accept or Reject the following Traffic Regulation Order requests, in the next programme.

- **Church Street.** Waiting restrictions – **Reject**
- **Lambeth Drive.** One way street – **Accept**
- **Priory Way.** Waiting restrictions – **Accept**
- **Cockshutt Road.** Waiting restrictions – **Accept**
- **Walker Crescent.** Waiting restrictions – **Accept (restrictions should be on both sides)**
- **Wyndham Grove.** Waiting restrictions – **Accept**
- **Highgate Drive.** Waiting restrictions – **Accept**
- **Telford Way.** Speed Limit reduction – **Accept**

37/26 Community Projects & Events:

(a) **Report from the Community Projects & Events Officer:** The first Prom Pop-Up event was a success, offering free formalwear to local students. The second family coach trip to Barmouth was well attended and enjoyed in good weather. Scarecrow Festival workshops, the Big Lunch (relocated due to rain), and a community litter pick in Priorslee also took place. Tickets are now on sale for the Llandudno coach trip. Upcoming events include the PRA Summer Fayre on 21st June and a community litter pick outside St Georges Primary School.

(b) **Report on the family coach trip to Barmouth** – noted.

(c) **Written update from the Safer Stronger Neighbourhood Co-ordinator** – noted.

(d) **Council to consider amendments to the coach trip policy**

Resolved to make amendments to the policy with notable changes being the increase from £3 to £5 per ticket, and that carers will now need to purchase a ticket.

38/26 Parish Assets

(a) **Review of Fixed Asset Register**

Resolved to add the following items: Workers Memorial Bench, VE Day 80 Bench St Georges, VE Day 80 Bench Priorslee totalling £8,034.

Resolved to remove CCTV equipment at the medical centre and CCTV monitor. Christmas lights x 6 that were sold to Highley PC and missing Christmas Banner. Totalling £4704.

Resolved to agree the Fixed Asset Register at £286,137.46.

39/26 Health & Safety: The Clerk informed members that there had been a number of ASB incidents at Freeston Avenue Play Park recently and that the police had responded and the majority of the repair works had been carried out.

40/26 Correspondence Received:

Priorslee Residents Association are holding their summer fayre on Saturday 21st June at HTA and are in need of volunteers to help with activities between 2pm – 6pm.

41/26 Date of Next Meeting: Tuesday 15th July 2025

42/26 Future meetings:

Gower Working Group 5.45pm Tuesday 15th July 2025

The Meeting closed at 9:20pm

Chairman.....15.07.25