

**MINUTES OF THE REMOTE PARISH COUNCIL MEETING**  
**HELD ON MONDAY 7<sup>th</sup> SEPTEMBER 2020**

**Present:** Councillors Mrs S Richards (Chairman)  
T Feltus  
A Woodthorpe  
B Leeden  
A Prince  
Mrs W Lowdon  
S Gregory  
M Feline  
Mrs A P R Budgen  
B Welti  
E R Roberts  
Shropshire Cllr N Bardsley  
Mrs A Howls, Clerk

One member of the public

The Parish Council Meeting commenced at 7.30pm and the Chairman opened the meeting.

113/2020 **THE CHAIRMAN TO CONFIRM COUNCILLORS AND MEMBERS OF THE PUBLIC PRESERNT ON LINE.**

This was as above

114/2020 **APOLOGIES**

Cllr. Mrs G Tomlins (holiday)

115/2020 **COMMUNITY REPORT AND PUBLIC QUESTION TIME** - All questions to be asked to be forwarded to the Clerk prior to the meeting.

There had been no questions received from the public.

116/2020 **DECLARATION OF ANY DISCLOSABLE PECUNIARY INTEREST IN A MATTER TO BE DISCUSSED AT THE MEETING AND WHICH IS NOT INCLUDED IN THE REGISTER OF INTERESTS.** [Members are reminded that they are required to leave the meeting during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of members' interests maintained by the Monitoring Officer

Shropshire Councillor N Bardsley declared an interest in item 122/2020(a) - 20/03389/FUL - Conversion and extension of existing detached single garage to create ancillary accommodation at 3 Lullas Way, Weston Lullingfields, Shrewsbury, Shropshire.

117/2020 **MINUTES OF THE PARISH COUNCIL MEETING HELD ON 6<sup>th</sup> JULY 2020**

Cllr T Feltus proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Parish Council meeting held on 6<sup>th</sup> July 2020. This was confirmed as a true and correct record and passed with one abstention.

118/2020 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 6<sup>th</sup> JULY 2020, NOT ITEMISED ON THE AGENDA

There were none to discuss.

119/2020 MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING HELD ON 6<sup>th</sup> JULY 2020

Cllr B Welti proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Parish Council meeting held on 6<sup>th</sup> July 2020. This was confirmed as a true and correct record and passed with one abstention.

120/2020 MATTERS ARISING FROM THE MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING HELD ON 6<sup>th</sup> JULY 2020, NOT ITEMISED ON THE AGENDA

There were none to discuss.

121/2020 REPORT FROM SHROPSHIRE COUNCIL BY CLLR N BARDSLEY

### Local Plan Review

When Cabinet reviewed progress on the Local Plan Review on July 20<sup>th</sup>, it was decided to reopen consultation on the draft Plan under “Regulation 18”. This is significant because it allows the public, Town and Parish Councils a further period in which to raise issues, suggest additions, deletions and amendments. The more formal Regulation 19 which allows much more limited comment will not now begin until later this year.

This further Regulation 18 consultation lasts until 30<sup>th</sup> September, 2020.

The draft Plan is significant for almost every Town and Parish Council in Shropshire because it includes the preferred “additional” sites for future housing development but also because there is clarification of proposed changes to policy, e.g. on exception sites see below:

### Site Allocations: Community Hubs

I don’t think this section of the draft Local Plan contains any surprises. As far as I can tell the sites are those we discussed in 2018.

I am encouraged by the specific reference in BNP024 to:

*“Development to further support the delivery of the medical practice on the adjoining land”*. This is pretty much the same wording set out in the 2018 consultation.

There is now a further period - more than three weeks - for the Parish Council to make additional representations/suggestions for sites that might usefully be considered for development.

### Development Management Policies

I think these deserve far more detailed and careful reading than I have yet been able to undertake. And I’m not sure how far each section of the draft Plan (DP1 to DP8) represents significant change.

One new policy DP7 (Cross Subsidy Exception Sites) does concern me. I drew attention to this during the Consultation on Preferred Sites 18 months ago. DP7 expands on the initial short introduction to the suggested new policy in the 2018 document but does not in my view have the safeguards which Parish Councils in rural areas of Shropshire would and should expect.

I'm particularly puzzled by the wording of para b which potentially leaves wide open a door to the sporadic development of housing (up to 10 dwellings) in the open countryside.

### **Changes to Planning**

Last month the Government published:

- White Paper, "Planning for the Future"
- Consultation on Changes to the current Planning System
- call for evidence on data on land control "Transparency and Competition"

Wide ranging and fundamental changes to the existing planning regime are envisaged *in England*.

It remains to be seen how quickly changes will be made. Legislation is required and this may well be delayed if initial reaction to the Government's proposals leads to some reconsideration.

I'm not sure what, if any, impact these will have on the Local Plan Review.

### **Multi Agency Group**

The postponed meeting took place, as scheduled on **Friday July 10th**. Unfortunately SC Highways had not been informed that the funding for road safety work (new railings and a traffic order) in Eyton Lane had been allocated in May.

Although by now nearly another two months have gone by, I have been unable to get hard information from Highways as to progress. Your Chair, Vice Chair and I have naturally been chasing. It is both frustrating and a matter of real concern that bureaucratic failures have significantly delayed a vital road safety scheme.

### **CIL**

Your Clerk and I are seeking clarification from Shirehall on the quantum, allocations and spending commitments for CIL moneys collected from developers in the Parish. In previous years comprehensive schedules have been published early in the calendar year showing values for each Town and Parish Council in Shropshire. I believe that these schedules have not been made available in 2020.

I am in direct contact with the officer concerned, hopefully leading fairly quickly to the information being sent to me and/or your Clerk.

Planning Applications to be considered

- (a) Amendment 20/01374/FUL – Erection of one detached dwelling and alterations to existing vehicular access to Proposed dwelling to the East of Ivy Cottage Walford Heath, Shrewsbury, Shropshire. (*Planning Permission now granted.*)
- (b) 20/02842/TCA- Crown reduce by 1-2m and thin by 15% one Norway Maple & one Copper Beech within Prescott Conservation Area at Copper Beech, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire. (*Application supported by PC .Shropshire Council informed*)
- (c) 20/02937/FUL- Erection of single storey and first floor extension and pitched roof above utility at 1 Newtown Gardens, Baschurch, Shrewsbury, Shropshire (*No objection forwarded to Shropshire.*)
- (d) 20/02919/TCA- To crown lift over demountable roof one beech tree and one apple tree and fell to ground level small stool of dead hazel stems within Baschurch Conservation Area at Baschurch CE (Aided) Primary School, Eyton Lane, Baschurch, Shrewsbury, Shropshire. (*Application supported by Baschurch PC*)

Any planning applications received since 1<sup>st</sup> September 2020 or any other planning issues

At 8.05pm Cllr Bardsley took no part in the discussion and left the meeting

- (e) 20/03389/FUL-Conversion and extension of existing detached single garage to create ancillary accommodation at 3 Lullas Way, Weston Lullingfields, Shrewsbury, Shropshire

*Cllr B Welti then outlined the application and after some discussion proposed the following “Baschurch Parish Council object to the development for the following material reasons: - The main detached house is a medium sized dwelling standing prominently within the small development and the proposed garage conversion (granny flat) is in full view on entering Lullas Way. - The conversion and extension does not demonstrate any dependence whatsoever on the main dwelling - the inclusion of a kitchen, wet room and bedroom effectively makes it a completely self-contained residential dwelling. - The addition of a residential dwelling in this context is contrary to the currently adopted plan. - The property is in a rural and relatively isolated position and is on the outskirts of the main settlement area of the village. The addition of the garage conversion could be used as a separate dwelling or be linked to the main house and is not considered to be sustainable.*

*A statement outlining the proposed use of the conversion and extension would have added context and would have been helpful. Should officers be minded to grant permission, Baschurch Parish Council would like the following points to be considered: - The ‘granny flat’ is excessive in size and should be reduced to a more modest scale. This would include the removal of some of the accommodation, namely the kitchen, to make the ‘granny flat’ ancillary to and therefore reliant on the main dwelling. - There should be a condition preventing the ‘granny flat’ from being utilised for any form of letting, including as a holiday let or as a separate residential dwelling. - There should be a condition preventing the ‘granny flat’ being sold as a separate unit.” This was seconded by Cllr Mrs S Richards and passed. Shropshire Council to be informed.*

122/2020 (Cont'd)

8.15pm Cllr Bardsley returned to the Meeting.

**Planning Permission Granted**

- 20/02235/FUL- Erection of garden room following removal of conservatory including internal alterations at Willow House, Nobold, Baschurch Shrewsbury, Shropshire.
- 20/02249/FUL- Erection of two-storey extension at Rosendale Yeaton, Baschurch Shrewsbury, Shropshire.
- 20/01374/FUL- Erection of one detached dwelling and alterations to existing vehicular access at Proposed Dwelling to the east of Ivy Cottage, Walford Heath, Shrewsbury, Shropshire

**123/2020 LOCAL PLAN REVIEW**

Cllr Mrs S Richards then discussed details in relation to the Local Plan Review. It was felt by all Councillors that further discussions needed to be made to discuss this and the Shropshire Housing Strategy 2020 before any submissions were forwarded to Shropshire Council.

It was agreed by all that an additional Planning Meeting to be held on Monday 14<sup>th</sup> September 2020 at 8.15pm.

**124/2020 HIGHWAYS AND STREET LIGHTING**

- (a) Temporary Road Closure- Weston Lullingfields on 9<sup>th</sup> August 2020 for remedial reinstatement for Severn Trent.
- (b) Update Street Lighting- Prescott Fields - The Chairman stated there was no further news in respect of the street light which had been requested to be re sited by the owner of the property.

**125/2020 BADGERS WAY PLAY AREA**

The Clerk stated the inspection had been carried out recently and she was contacting Mr Parry, Playground Specialist to give quote for the repairs which needed to be carried out. She had also requested quotes for replacement bark to be purchased and put down.

**126/2020 BASCHURCH JUNIOR FOOTBALL CLUB**

Cllr M Feline updated the meeting on issues relating to the Club. The mobile unit on the field which stores the football equipment had been broken into on a couple of occasions. The Police had been informed. The unit had been repaired and the Police were paying attention whenever possible.

**127/2020 PLAYGROUND TRUST- SKATE PARK UPDATE**

Cllr B Leeden reported that the work on the skate park would be started in September and hopefully completed in October, weather permitting.

128/2020 FINANCES

- (a) Cheques which had been approved for the month of August by e mail due to Meetings -The following cheques totalling £3082.43 (which includes VAT) had been agreed via e mail as no Meeting had been held. These were proposed by Cllr B Welti and seconded by Cllr B Leeden and agreed by all.

003091	Scottish Power	251.06
003092	P G Skips –Cemetery	40.96
003093	P Birch Contracting Ltd (General Maintenance)	568.02
003094	P Birch Contracting Ltd (Cemetery)	229.37
003095	A Howls Salary- July	1039.64
003096	A Howls Expenses May/June	61.14
003097	S Bradbury – Trees	540.00
003098	Inland Revenue -July	352.24

Cheques for Approval – The following cheques totalling £3399.87 (which includes VAT) were put forward for approval: These were proposed by Cllr T Feltus and seconded by Cllr B Leeden and agreed by all.

003099	Scottish Power	259.36
003100	P G Skips –Cemetery	40.96
003101	P Birch Contracting Ltd (General Maintenance)	568.02
003102	P Birch Contracting Ltd (Cemetery)	229.37
003103	A Howls Salary- August	1039.64
003104	Inland Revenue –August	352.24
003105	A Howls Expenses July	27.92
003106	Baschurch Playground Trust- Donation Insurance	848.36
003107	SALC- Booklets for new Councillors	34.00

*Resolved:* Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

There was none.

129/2020 CORRESPONDENCE

- (a) Shropshire Council - E mail received in respect of the Shropshire Housing Strategy 2020. Proposals to be forwarded by Monday 14<sup>th</sup> September 2020.
- (b) Tree Planting - Email from local resident in respect of future planting of trees in Baschurch village. *Resolved:* Cllr Mrs S Richards will contact writer and discuss the matter.
- (c) Dove Court Baschurch - E mail from local resident complaining of the overgrown vegetation in the area and the unfinished and dangerous road surface, pavements and kerbs and the street- lighting that does not work. *Resolved:* Cllr N Bardsley would look into the matter yet again with Shropshire Council Officer Mark Wooton.

130/2020 DATE OF NEXT MEETING There was no other business and the meeting closed at 9.15pm. The additional remote Parish Council Meeting to be held at 8.15pm on Monday 14<sup>th</sup> September 2020.

Signed.....

Dated 5<sup>th</sup> October 2020