

MINUTES OF THE REMOTE PARISH COUNCIL MEETING
HELD ON MONDAY 7th DECEMBER 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
Mrs G Tomlins
Shropshire Cllr N Bardsley
Mrs A Howls, Clerk
Two member of the public

The Parish Council Meeting commenced at 7.30pm and the Chairman opened the meeting and handed over to the Vice Chairman.

176/2020 **THE VICE CHAIRMAN CONFIRMED COUNCILLORS AND MEMBERS OF THE PUBLIC PRESENT ON LINE.**

Confirmed

177/2020 **APOLOGIES**

Cllr. E R Roberts

178/2020 **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.

179/2020 **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

Cllr Mrs S Richards declared an interest in item 184/2020(c) - 20/04110/FUL - Erection of single storey front and rear extensions at Wycherley Cottage, Bagley, Nr Ellesmere, Shropshire.

180/2020 **MERRINGTON FISHERY, NR BASCHURCH, SHREWSBURY**

Peter Richards of Peter Richards & Co, Property Consultancy and Elaine Randle informed Councillors that due to a successful business at the Fishery there was a need to create an additional pool. This would need a new Fishery Managers dwelling. A planning application would probably be forwarded to Shropshire Council in the New Year. Cllr Mrs Richards thanked him for the information and stated the Councillors would discuss this when they received the application to comment on.

Local Plan Review

The Agenda for the Cabinet meeting, on December 7th, was made public on Friday November 27th. A Cabinet meeting which was scheduled for November 23rd was cancelled.

The “Regulation 19” draft Local Plan is the principal item to be discussed at the meeting next Monday. The draft Plan is a substantial document. I have read as much of it as I can - but I cannot claim to have studied it carefully and there has been no time for discussion with other councillors or officers.

I’m afraid that it does appear that the powerful arguments put forward by this and other Parish Councils have carried little weight. I can’t see the significant changes to the July proposals on Development Management Policies that we might have expected.

This is particularly disappointing following the apparently constructive discussions which took place with your Chair, myself and Eddie West at the end of September.

EW seemed sympathetic to our concerns about the potential misuse of the draft policies for Exception Sites. He himself suggested that the shortage of Affordable housing might be better addressed through altering the very modest (10%) Affordable housing requirement for house builders in the North of the County so that it matched the 20% requirement in the South, or at least that the percentage requirement in the North might be increased.

As I read the Reg 19 draft there is to be no increase in the North at all - thus *increasing the plan’s reliance on various forms of exception site to plug the Affordable housing gap.*

Although there has been a welcome tightening of the definition of site suitability in DP7 I’m puzzled that the woolly definition “appropriate access to a school by sustainable modes of transport” is still used in DP5.

The reasoning behind the Affordable Housing and Exception site policies is sound, in my view, but the various draft policies - DP3 to DP7 are flawed in the reliance placed on Exception sites to deliver the Affordable Housing that Shropshire clearly needs. And the wide and loosely worded definitions used are likely to lead to many applications for housing development in Shropshire’s open countryside which may be very difficult to refuse.

In my view there is a real danger, if these policies are adopted, that “Affordable Housing” estates will mushroom in the open countryside of Baschurch and other rural parishes in Shropshire.

Multi Agency Group

There has not been a meeting since that held in July. Cllr Bernard Leeden and I had a meeting with a representative of WSP on October 8th in Eyton Lane and we were hopeful that a draft scheme for the supply and erection of safety railings would have been available for discussion by early November.

I had rather more productive discussions over the phone and in a remote meeting with other SC Members and senior officers on Friday morning December 4th. I have also invited the Cabinet Member for Highways, Cllr Steve Davenport to a site meeting in Eyton Lane on Monday December 7th. He should be there early enough to see for himself how dangerous the current situation is: *large quantities of traffic, private cars, school transport coaches, farm vehicles etc competing for space with children and parents in a narrow lane - with largely unprotected pavements which are routinely used by coaches and other vehicles trying to squeeze past each other.*

I have been assured that WSP has been instructed and that draft plans prepared. I have asked for copies of these so that we can have a meeting of the Multi Agency Group as soon as possible. The aim is to have the work carried out in the February half term week: February 15th to February 19th, 2021.

Cllr Davenport will have time too to inspect the sorry state of the “Dove Court” road surfaces left uncompleted now for over 10 years.

Planning Application 20/04415/FUL

This will be discussed later in the Agenda. Because of the planning history of this site and the nature of this new application I have asked that it be “called in” for consideration by the Northern Planning Committee rather than delegated to officers for a decision.

Proposals for the development of supported living accommodation at Greenacres Farm, Fenemere.

Separate site meetings were held on November 3rd, the day after your November meeting, with local residents and with your Chair and Vice Chair and myself. Your Chair and I discussed the issues with local residents later that morning.

It’s fair to say that we were reassured that officers take seriously the concerns expressed by residents and the Parish Council. This is an extract of an email sent by officers from Adult Services to Sarah Reece and copied to your Chair and to me later in the month:

Following the meetings last Tuesday with yourselves, parish council and Nick Bardsley and having presented the information to the Greenacres Project Board group, it is now intended that the project team will review the location of the supported living scheme on the site and the Greenacres property and day service as a whole. Once this has been done, then the justification and proposals will be presented with a holistic story for the property and its role within the whole site. At this point there will be further meetings or virtual meetings where all stakeholders can be present.

182/2020 MINUTES OF THE REMOTE PARISH COUNCIL MEETING HELD ON 2ND NOVEMBER 2020

Cllr B Leeden proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Remote Parish Council meeting held on 2nd November 2020. This was confirmed as a true and correct record and agreed by all.

183/2020 MATTERS ARISING FROM THE MINUTES OF THE REMOTE PARISH COUNCIL MEETING HELD ON 2ND NOVEMBER 2020, NOT ITEMISED ON THE AGENDA

Dove Court Baschurch - [Minute 129/2020 (c) & 183/2020 refers] 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. Cllrs N Bardsley Shropshire Council and Cllr B Welti & B Leeden met Cllr S H Davenport at Dove Court area in Baschurch to look at the complaint as this had been reported to Shropshire Council over a number of years with no response. Cllr S H Davenport assured Parish Councillors that this would be looked into. Mark Wootton from Shropshire Council was looking into the matter with the Estate Department of the Taverns Breweries.

Planning Applications to be considered

- (a) 20/04415/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

Cllr B Welti outlined the application and after some discussion he proposed to object to the application and Cllr Mrs S Richards seconded the objection. All were in agreement. Shropshire Council to be informed.

Baschurch Parish Council object to the application for the fourth time. The first application was indicated to be refused, so they withdrew the application. The second application was 65sqm and was refused. The third application was 45sqm and granted. This application is for 60sqm and the re-instatement of permitted development rights.

The proposed dwelling represents over development of this restricted site in that: - it is significantly larger than that approved by Committee in August (20/01374/FUL) The second application (19/04589/FUL) was not approved earlier this year as it was considered to be too large (65 sq metres) for the site.

The third application (20/01374/FUL) was approved at Committee in August principally because it was much reduced in scale (forty five sq metres), this application largely restores the proposed dwelling to that proposed in the first application-sixty sq metres. What is more, - further extensions are explicitly forecast by the agent - by the reinstatement of permitted development rights. It is probable that further extensions will result in a dwelling larger than that refused earlier this year (19/04589/FUL).

In the first refusal on this site (19/04589/FUL), the officer stated "The proposed detached, two storey dwelling is unacceptable, it is considered that the proposed dwelling would be harmful to the setting and character of the host dwelling, the street scene and local environments. On this basis, the proposal is unable to comply with Local Development Plan policies CS6 and CS17 of the Adopted Core Strategy and MD2, MD12 and DM13 of the SAM Dev Plan, it is recommended that permission be REFUSED".

The block plan shows that approximately 40% of the overall plot is set out to driveway/parking at the front of the property. Visually, this will have the impact of an urban car park, not that of a dwelling in a rural/open countryside setting and will detract further from the street scene. This also highlights that occupants will be totally reliant on car journeys to access any facilities as there are none whatsoever within Walford. Reliance on car journeys is completely at odds with current policies and highlights the unsustainability of the proposals.

Baschurch Parish Council have objected to all the applications submitted on this site and continue to uphold this stance.

Walford Heath was designated as a community cluster, with low aspirations for development numbers six additional dwellings. For various reasons, this has been significantly exceeded to the detriment of the settlement, with sixteen dwellings completed or underway to date. The original number of six was deemed appropriate and realistic, so what has changed to now make it agreeable to continue to grant more and more permissions?

In the emerging Local Plan Review, Walford Heath will be put back in to open countryside, that's been agreed by both the parish councils and upheld by the Planning Policy Team - we all know it's the right decision and that further development there should be halted. Much weight was afforded to SAMDev when it was at this stage of its adoption process, so considerable weight should also be given to the revised position as set out in the Local Plan Review.

Aside of policy, this is an undesirable development in this location. The proposed dwelling will be shoehorned between the existing sandstone dwellings and the adjacent development. The sandstone dwellings are part of the historic character of this hamlet and this heritage asset will be significantly compromised by addition of a new dwelling in such close proximity.

The officer report for refusal on a nearby application (17/03587/OUT) stated "Any additional development atop of the figure has real potential to significantly and adversely impact upon the local infrastructure and community goodwill. Despite the presumption in favour of sustainable development, there are no considerable benefits that materially outweigh the negatives arisen from its non-compliance with MD1, MD3 and S16(xv) of the SAM Dev Plan".

Nothing at all has changed since this decision was issued, so the statement stands as true now as it did then. If we are applying the principles of SAM Dev, the above applies. If we are affording weight to the Local Plan Review, then Walford Heath is in open countryside. Either way, justification for adding another dwelling is not there.

The latest submitted plans would appear to show that the dwelling has not been reduced in width from the previous refusal, only in depth, which does nothing to improve the street scene. The overall change to the scale of the street scene appearance is insignificant and, in our opinion, should not justify a change of heart. In conclusion, Baschurch Parish Council urge you to consider the cumulative impact of development and the detriment to the existing built form and REFUSE this application.

- (b) 20/04412/FUL - Erection of conservatory at The Cornhouse, Park Farm, Stanwardine in the Fields, Baschurch, Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion he proposed to support the application. Cllr B Leeden seconded the proposal and it was agreed by all. Shropshire Council to be informed.

- (c) 20/04110/FUL -Erection of single storey front and rear extensions at Wycherley Cottage, Bagley, Nr Ellesmere, Shropshire.

8.15pm Cllr Mrs S Richards left the meeting whilst the application was discussed.

Cllr B Welti outlined the application and after some discussion he proposed to support the application This was seconded by Cllr B Leeden and agreed by all. Shropshire Council to be informed.

8.20pm Cllr Mrs S Richards returned to the meeting

- (d) 20/04473/FUL-Erection of extension and renovation of bungalow, formation of vehicular access at Peverey View, Walford Heath, Yeaton, Nr Baschurch, Shropshire.

Cllr B Welti outlined the application and after some discussion he proposed to object to the application. Due to the excessive material increase in the overall size of the property in this rural location resulting in the loss of another affordable property in the parish. Cllr Mrs A P R Budgen seconded the proposal and it was agreed by all. Shropshire Council to be informed.

- (e) 20/04720/FUL - Erection of single bay oak framed carport at Tawnylea, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion he proposed to support the application This was seconded by Cllr Mrs S Richards and agreed by all. Shropshire Council to be informed.

- (f) 20/04821/TCA - To fell one silver birch tree in Baschurch Conservation area at Fife House, Church Road, Baschurch, Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion Cllr Mrs A P R Budgen could see no reason to cut the tree down. It was agreed to leave the decision with the Tree Officer, Shropshire Council This was seconded by Cllr B Leeden and was agreed by all. Shropshire Council to be informed.

Any planning applications received since 30th November 2020 or any other planning issues.

20/05001/FUL- Erection of a single storey side extension with roof terrace over at The Hollies, Weston Lullingfields, Shrewsbury, Shropshire.

This application had been received this date and it was decided to be adjourned until the next meeting. Shropshire Council to be informed.

Planning Permission Granted

- 20/0397/FUL- Erection of two storey side extension and single storey rear orangery at 4 Prescott Meadows, Baschurch, Shrewsbury, Shropshire.
- 20/03952/FUL- Proposed extension to school changing facilities to form Girls together with internal alterations at The Corbet School Technology College, Eyton Lane, Baschurch, Shrewsbury, Shropshire.

185/2020 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure- Stanwardine junction to West Lodge junction Petton on Wednesday 13th January 2021 for one day for BT Pole Replacement in verge.
- (b) Temporary Road Closure - Byrth Farm, Weston Road end to Weston Lullingfields on Sunday 28th February 2021 for works by Severn Trent.

186/2020 RIGHTS OF WAY

- (a) Diversion of Footpath 1 (Part) under the Highways Act 1980. E mail from Emily Parsons-Jones, Rights of Way Officer, Shropshire Council who stated that an application had been received to divert Foot path 1 (part) under the Highways Act 1980. Footpath 1 runs through a property and is shown to be within the curtilage of it. The applicant has negotiated with the landowner of the adjacent field, who has agreed to accept the diversion route on his land. The order will be made in the interests of the landowner. Councillors were forwarded the full details of the proposed diversion and after some discussion Cllr B Welti proposed to support the diversion with a condition that Shropshire Council create a proper footpath along it to ensure the whole length of the footpath is walkable. Cllr A Woodthorpe seconded the proposal which was agreed by all.
- (b) Coffin Stone- Cllr Mrs Tomlins made a request for plaque to be placed on the Coffin Stone. Cllr Mrs S Richards stated there should be an explanation on the plaque. Cllr Mrs Tomlins and the Clerk to look into this and report to the next meeting.

187/2020 BADGERS WAY PLAYGROUND

The Clerk stated that the bark had been put down, which was specific bark for play areas. Some further work needed to be carried out in New Year, which had been agreed with M Parry, Playground Consultant, Shropshire.

188/2020 VILLAGE GREEN FOOTPATH & VEGETATION

A complaint had been received that the footpath at the side of the village green was becoming overgrown and had debris and tree stumps growing on the ground which was dangerous to pedestrians walking along. The Clerk was looking into the matter.

189/2020 RURAL & COMMUNITY STRATEGY SURVEY

Cllr Mrs W Lowdon had completed the above strategy on behalf of the Parish Council.

190/2020 FINANCES

- (a) Cheques for Approval – The following cheques totalling £6760.52 (which includes VAT) were put forward for approval. These were proposed by Cllr Mrs A P R Budgen and seconded by Cllr B Leeden and agreed by all.

003125	Scottish Power	259.36
003126	P. Birch Contracting Ltd (General Maintenance)	568.02
003127	P. Birch Contracting Ltd (Cemetery)	229.37
003128	A Howls Salary-November	1068.08
003129	Inland Revenue –November	364.75
003130	P G Skips -Cemetery	40.96
003131	SALC- Course Anne Howls 3/12/2020 (10.30am-1pm)	30.00
003132	Fencetree – Play area Kings Drive	4,165.74
003133	A Howls Expenses	34.24

Resolved: Payment of the cheques was approved.

(b) Other items of expenditure for consideration

(i) Additional Solar Panels for Vehicle Activated Signs – A request had been made for a Solar panel to be placed on the Vehicle Activated sign at Yeaton and two on the Weston Lullingfields signs. This would mean all Vehicle Activated signs had additional solar panels to enable them to work more efficiently. The Clerk had received a costing for the extra panels which would be the same price as the previous ones purchased -£1400.00 total plus VAT. This was proposed by Cllr B Welti and seconded by Cllr B Leeden and agreed by all.

(ii) Weston Lullingfields Memorial Work - This was deferred until the next meeting.

(iii) Baschurch Playground Trust Accounts 2019/20 – The Clerk presented the Accounts for the Playground Trust Accounts 2019-2020 and the report from the Auditor to the Trustees. Cllr Mrs S Richards proposed the accounts be passed and Cllr Mrs A P R Budgen seconded them. These were agreed by all. A copy would be placed on the Charity Commission Web site.

(iv) Baschurch Village Hall - A request had been received from the Chairman of the Baschurch Village Hall Trust for a donation towards the building of a toilet block at Baschurch Village Hall for the use by the Baschurch Football Club and other parties involved in sport facilities. This was to be discussed by the Finance & General Purposes Committee at a future date and reported back to the main Parish Council Meeting.

(v) Date of next Finance & General Purposes Committee meeting. The Clerk to forward date for Councillors on committee for meeting to be held remotely.

191/2020 CORRESPONDENCE

- (a) Shropshire Council - E mail received from Emily Parsons-Jones, Rights of Way Officer, forwarding information relating to the proposed diversion of Footpath 1 (part) under Highways Act 1980. This was dealt with at minute 186/2020 (a).
- (b) Footpath along side Village Green- E mail received from a resident stating that the surface of the footpath was in need of attention. This was dealt with at minute 188/2020.

192/2020 DATE OF NEXT MEETING There was no other business and the meeting closed at 9.17pm. The next remote Parish Council Meeting will be held on Monday 11th January 2021.

Signed.....

Dated 11th January 2021