

MINUTES OF THE EXTRA ORDINARY REMOTE PARISH COUNCIL
MEETING HELD ON WEDNESDAY 5th MAY 2021

Present: Councillors Mrs S Richards (Chairman)
A Woodthorpe
Mrs W Lowdon
S Gregory
M Feline
Mrs A P R Budgen
B Welti
Mrs G Tomlins

Mrs A Howls Clerk.
No members of the public

The Parish Council Meeting commenced at 6.30pm and the Chairman opened the meeting

73/2021 APOLOGIES

Cllrs B Leeden & T Feltus

74/2021 THE CHAIRMAN CONFIRMED COUNCILLORS PRESENT ON LINE.

Confirmed

75/2021 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]

There were none.

76/2021 MINUTES OF THE REMOTE PARISH COUNCIL MEETING HELD ON 12th APRIL 2021

Cllr B Welti proposed and Cllr Mrs W Lowdon seconded that the minutes of the Remote Parish Council meeting held on 12th April 2021. This was confirmed as a true and correct record and agreed by all present

77/2021 MATTERS ARISING FROM THE MINUTES OF THE REMOTE PARISH COUNCIL MEETING HELD ON 12th APRIL 2021, NOT ITEMISED ON THE AGENDA

Donation [Minute 71/2021(g)refers] - An e mail had been received from the Baschurch Covid 19 Group querying the Parish Councils decision not to give a further donation to the group.

The e mail had been circulated by the Clerk. The Chairman stated that at the Parish Council Meeting the further donation requested had been considered by Councillors and it had been unanimous by them that additional funding be declined. *Resolved:* Letter to be sent explaining this.

6.50pm The Chairman handed over the meeting to Cllr B Welti to deal with the planning application.

Planning Applications to be considered

- (a) 21/01605/VAR - Removal of condition 3 restricting occupation to persons engaged in agriculture and horticulture attached to Planning Permission 53/71/2408 at Olanda, Weston Lullingfields. Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion he proposed to support the application as below. Cllr S Gregory seconded the proposal which was agreed by all. Shropshire Council to be informed.

“Baschurch Parish Council support the removal of the agricultural tie on this dwelling. The agricultural tie was relevant to its associated occupancy when the horticultural nursery was in operation. Since the closure and redevelopment of the site, the property is obviously no longer needed and the current owner is clearly having difficulties selling the property with the existing restriction.

Baschurch Parish Council suggest it would be appropriate to either levy an affordable housing contribution in lieu of the removal of the agricultural restriction, or that the property be re-categorised as an affordable dwelling and marketed with this as the occupancy restriction. Baschurch Parish Council would prefer the property to be re-categorised as an affordable dwelling, but accept that an affordable housing contribution would be a suitable alternative if this is not possible”.

- (b) 21/01637/FUL - Erection of a replacement dwelling and detached double garage following demolition of existing dwelling at Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion he proposed to strongly object to the application. Cllr A Woodthorpe seconded the proposal which was agreed by all. Shropshire Council to be informed.

“Baschurch Parish Council strongly object to this application. The background to this case shows that the current dwelling is temporary in nature and construction of a permanent dwelling in this setting was previously deemed unacceptable, hence a three year temporary permission was granted and subsequently breached. The existing dwelling now has permission by virtue of a technicality.

The location is in open countryside, where development is normally strictly controlled and there is no justification in this case to deviate from that policy.

The application implies reliance on the resident being necessarily on site as part of the nearby agricultural operation. It is the view of Baschurch Parish Council that the agricultural operation is not significant enough to require this level of on-site staffing and urge officers to make appropriate enquiries into the scale and viability of the agricultural operations prior to making any decisions. Officers must be satisfied that the requirement for on-site staff is sufficient that it outweighs the harm that adding a dwelling into the open countryside will cause.

The existing dwelling has been sufficient to meet the needs of the occupant for the last 15 years, so it is questionable as to why the applicant now needs to build a dwelling of this scale together with the planned ancillary outbuildings. Baschurch Parish Council believe that the application is without merit and is trying to obtain permission for a large permanent dwelling on technicalities.

Should officers be minded to grant permission, Baschurch Parish Council request that the dwelling have an agricultural tie applied that restricts the occupation of the dwelling to persons directly involved in the operation of the adjacent business only. If the agricultural business becomes unviable or ceases to operate, then an appropriately punitive affordable housing contribution should be made or the occupancy restriction re-categorised to an affordable dwelling should it be sold."

- (c) 21/01843/FUL - Erection of first floor extension and single storey extension to rear ancillary works at The Pines, Baschurch, Shrewsbury, Shropshire.

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

Planning Permission Granted

- 21/00951/FUL- Erection of a two storey rear extension with associated internal alterations at Station Cottage, Station Road, Baschurch, Shrewsbury, Shropshire.
- 21/01276/FUL- Erection of a first floor extension to front elevation at The Bradleys, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 20/00464/FUL- Erection of shed and garden store at Old Russett Barn Stanwardine Park Farm, Stanwardine in the Fields, Baschurch, Shrewsbury, Shropshire.
- 21/00229/FUL- Erection of rear extension to the existing dwelling with associated landscaping and change of use of agricultural land adjacent to the dwelling to facilitate the provision of a detached garage for domestic storage and improved vehicular access into the site at Yew Tree Cottage, Weston Lullingfields, Shrewsbury, Shropshire.
- 21/00251/FUL- Erection of two storey, single storey and first floor extensions at Ivy Patch, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire,

Any Planning applications received since 28th April 2021 or any other planning issues.

There were none.

7.15pm The Vice Chairman handed the meeting back to the Chairman, Cllr Mrs S Richards to continue the remaining business.

79/2021 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure- Church, Baschurch from Monday 7th June 2021 until Friday 25th June 2021 for Severn Trent Water to replace existing water mains, connections at junctions and replace all property supplies.
- (b) Temporary Road Closure- Church, Baschurch from Monday 28th June 2021 until Friday 16th July 2021 for Severn Trent Water to replace existing water mains, connections at junctions and replace all property supplies.

- (c) Temporary Road Closure-B5067 from Shrewsbury & Atcham Boundary Walford between Thursday 22nd July 2021 & Friday 6th August 2021 for Severn Trent Water to replace existing water mains, connections at junctions and replace all property supplies.
- (d) Temporary Road Closure-Nobold Junction, Prescott Junction to Church Road between
 a) Monday 21st June 2021 and Friday 16th July 2021 for Severn Trent Water to replace existing water mains, connections at junctions and replace all property supplies

80/2021 FINANCES

- (a) Cheques for Approval – The following cheques totalling £5507.90 (which includes VAT) were put forward for approval. These were proposed by Cllr Mrs A P R Budgen and seconded by Cllr Mrs W Lowdon and agreed by all.

003181	Scottish Power	260.12
003182	P. Birch Contracting Ltd (General Maintenance)	568.02
003183	P. Birch Contracting Ltd (Cemetery)	229.37
003184	A Howls Salary-April	1089.68
003185	Inland Revenue –April	373.18
003186	P G Skips Ltd	42.56
003187	SALC- Affiliation Fees	1,045.45
003188	A Howls- Expenses' April	25.13
003189	Scottish Power	250.98
003190	Zurich Insurance (Long term agreement -5 years)	1623.41

Resolved: Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

Parish Council Insurance

The Chairman and Clerk informed Councillors of the details of the Parish Council Insurance Policy which had been in force for the last three years at the same cost and details of a renewable policy which would vary depending on length of the long term agreement. Cllr B Welti proposed the Council renew the policy for a five year long term agreement. This was seconded by Cllr Mrs A P R Budgen and agreed by all.

81/2021 CORRESPONDENCE

There was no correspondence

82/2021 DATE OF NEXT MEETING

There was no other business and the meeting closed at 7.35pm. The Annual Parish Council Meeting will be held on Monday 17th May 2021 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 7th June 2021