

**MINUTES OF THE ADDITIONAL PLANNING MEETING OF BASCHURCH
PARISH COUNCIL HELD ON MONDAY 9th AUGUST 2021**

Present: Councillors Mrs S Richards (Chairman)
T Feltus
B Welti
Mrs G Tomlins
S Gregory
D Sharpe
Mrs W Lowdon
Mrs A P R Budgen
J H Lloyd

Cllr N Bardsley Shropshire Council
Mrs A Howls Clerk.
Seven members of the public

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

128/2021 APOLOGIES

Cllr A Woodthorpe (holiday) & M Feline (Work)

129/2021 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.

Cllr Mrs S Richards handed over the planning applications to be dealt with by the Vice Chairman, Cllr S Gregory.

130/2021 PLANNING

Planning Applications to be considered

- (a) 21/03108/FUL – Erection of twenty affordable dwellings including associated works at land north of B4397 Baschurch, Shrewsbury, Shropshire.

7.35pm The Chairman then proposed standing orders be suspended which was seconded by Cllr Mrs A P R Budgen and agreed by all.

The representatives from T C Homes, Shrewsbury were Scott Drummond, Development Manager and Tim Charnley, Director, the applicants in the planning application and members of the public were then allowed to speak. There was a long discussion in respect of the details of the application and at 8.25pm the Chairamn, Cllr Mrs S Richards proposed to re instate Standing Orders. This was seconded by Cllr T Feltus and agreed by all. Cllr S Gregory then re iterated the discussion and several points and issues which were raised after more discussion by Councillors, Cllr S Gregory then proposed to object to the application on the following grounds and also made comments.

Baschurch Parish Council strongly object to this application.

Baschurch Village Ethos

The village of Baschurch is designated as a Community Hub, with Baschurch Parish Council choosing to adopt this designation during the SAM Dev process. Baschurch Parish Council is known to be a forward thinking Parish Council which encourages development that truly meets local needs and which is delivered in a sustainable way and which enhances the already built form in the village. Baschurch Parish Council has always engaged positively and enthusiastically with development plans and strategies.

Baschurch Parish Council believes passionately that everyone should have access to their own home in an area they want to live in and can feel proud of. For this reason, Baschurch Parish Council has worked tirelessly with developers, planners and policy officers to include good quality affordable dwellings interspersed with market value dwellings as part of all new development in the village, rather than pushing affordable housing away into locations that do not encourage integration or accord with a sense of inclusion and community.

The village of Baschurch has distinct development boundaries, particularly to the north and south of the settlement. It has been identified in SAMDev and also the emerging Local Plan Review that development either to the north or to the south of the existing development boundary is undesirable as this further elongates the village, causing isolated development that is not able to integrate with the settlement community and which is also isolated from services and infrastructure, generating reliance on car journeys to access any facilities.

The Proposed Site

The proposed site forms part of the very large field to the north of the village, categorised on the Agricultural Land classification as being Grade 2 very good. This part of the field was only subdivided into a smaller area less than 5 years ago, coinciding with the refusal to allow part of this field as an exception site, a decision that was upheld at appeal.

Proposed Development Site and Highway Impact

The proposed site sits north of the development boundary on a main and very busy 'B' designation road (B4397). Following extensive research by Shropshire Highways team and public consultation, in October 2016 the legal speed limit was revised along this section of road, with the speed adjacent to the development site set at 40mph, reducing to 30mph on entering the village further along the road. Baschurch Parish Council operates a number of speed VAS signs and can evidence that speeding along this road is still a significant issue and, to date, no form of mitigation or enforcement has been shown to bring down the speed of vehicles in this location to legal and acceptable levels.

The highway designation and speed of vehicles in this area forms a highway barrier at the northernmost boundary of the village. Dwellings above this highway will be disadvantaged by the presence of a busy highway, which will make pedestrian journeys undesirable, will discourage residents, particularly children, being able to access their community facilities on foot and will push those residents into car journeys or not integrating at all. This is completely unacceptable and undesirable.

Cumulative Impact

The proposed site is adjacent to Stony Yard, an affordable housing exception site of 20 dwellings constructed in 2015. The cumulative impact of adding another 20 affordable houses in this location is unacceptable. In the appeal decision APP/L3245/W/16/3146988 (Shropshire reference 16/02434/REF), the Planning Inspector, in dismissing the appeal on another site adjacent to the existing, states;

*“The development in combination with the adjoining Stony Yard housing scheme **would introduce a nucleated form of development** which would be out of kilter with the existing arrangement and be significantly harmful to the character and appearance of the area contrary to SAM Dev Policy MD2, which requires new developments to respond appropriately to the form and layout of existing development and layout.*

“These matters weigh heavily against the proposal and are not balanced by the close proximity of the appeal site to local shops and some services. In the light of the above, I therefore conclude that notwithstanding the flexibility embodied within the development plan that allows sustainable development to come forward, the location of the appeal proposal would not provide a suitable location for housing having regard to the principles of sustainable development embodied within the Framework. In addition, it would also fail to comply with Core Strategy Policies CS4 and CS5 and SAM Dev Policies MD2 and MD7a.”

The view of the planning inspector in that appeal stand as true today as it did then. Provision of affordable housing should enhance a settlement, providing residents with homes that form part of the settlement which are sustainable. The addition of a further 20 affordable houses in this location sends the message that we do not accept social housing residents within our community, that they should be excluded and isolated – this is simply not true and is unacceptable. Baschurch Parish Council has always been clear that affordable housing should be fully integrated within the community and within market value development.

In the context of a village setting, having 40 affordable homes outside of the development boundary in an isolated situation is unacceptable and risks “ghettoising” affordable housing.

Visual Impact

In the appeal decision APP/L3245/W/16/3146988 (Shropshire reference 16/02434/REF), the planning inspector makes reference to the pastoral landscape in this area stating *“The development would be **highly visible on the approaches to the village from the north and the west and would substantially interrupt the prevailing open pastoral landscape character ...**”*. It is the view of Baschurch Parish Council that the pastoral **landscape** would be permanently removed with the building of this development and the historic vista lost. Development should enhance the built form, not detract from it and the granting of permission in this location would have significant visual impact and harm.

Baschurch Parish Council and the Local Plan Review

Baschurch Parish Council engaged enthusiastically in the Local Plan Review consultations and made extensive representations. One of the significant representations was relating to affordable housing and exception sites, with specific concern about the impact of isolated development and the cumulative impact of exception sites.

Baschurch Parish Council made representations to have future development sites within the village deliver a larger percentage of affordable homes. Baschurch Parish Council is keen to work with developers to help to deliver sustainable development which meets the needs of all residents. With the development schemes already underway and those planned under the emerging Local Plan Review, Baschurch Parish Council is confident that affordable housing can be delivered sustainably and in numbers sufficient to meet local need.

In refusing the scheme adjacent to Stony Yard (Shropshire reference 15/05127/OUT), the officer states;

“It has been agreed with the Council’s Enabling Housing Officers that there is a need for additional affordable housing within Baschurch. However a significant proportion of this will be carried out through the development of other sites within the development boundary which already have consent. These will enable the housing to also be integrated within the community and also provide easier access to facilities and services.” Baschurch Parish Council is of the opinion that nothing has changed to undermine that position, indeed further affordable housing is planned as part of the next development plan, the Local Plan Review.

Baschurch Parish Council object to the application on the following material grounds:

- The proposals fall **outside of the development boundary** in an area that is isolated from the settlement, hence the proposals represent sporadic residential development in open countryside. Due to the nature of the road separating the application site from the village, no mitigation can be introduced that would remove this isolation.
- The cumulative impact of the development next to an existing affordable housing exception site, will be harmful to the character of the area as it will create a **40 dwelling exception site**.
- The proposed development site is not sustainable, representing **unacceptable encroachment into open countryside**.
- The proposed development will have a **significant detrimental landscape and visual impact** on the surrounding countryside.
- This proposed development will cause **irreversible and considerable harm to the local environs**.
- The application does not meet the needs of integration and does not support equality and diversity within the local community; **it positively pushes people to the outside of the community**.
- The cumulative effect of **this site in terms of its location and co-joining** with another grouping of affordable housing is not in keeping with the strategic direction of any of the local plans.

Informative

Baschurch Parish Council wishes it to be recorded that there is disappointment that the applicant developer has, to date, not been able to identify any housing association willing to take on this development once completed.

This causes great concern for the Parish Council as it would appear to demonstrate a lack of confidence by affordable housing landlords in this scheme.

Additionally, Baschurch Parish Council wish it to be noted that the applicant developer fails to give any confidence that it has properly and genuinely considered the environs and impact of this scheme. This is clear and our view is demonstrated by the 'cut and paste' nature of the submission documents, including the statement in the 'design and access statement' that "there is strong need for housing growth in Condover Parish" and in the 'transport statement' that states that the site is in Morda. This application seeks to justify an opportunistic application on a convenient piece of land and fails to demonstrate that the site is sustainable.

Conclusion

Just because a piece of land is available does not make it a suitable or desirable location to build affordable dwellings. **The right homes should be built in the right place, where residents feel valued** and wanted members of our community, not disadvantaged by being pushed into isolation through poor planning and lack of consideration for community cohesion.

For all the reasons included in this response, Baschurch Parish Council asks officers to consider the lack of merit in this application and make the right decision to refuse this scheme.

Cllr Mrs A P R Budgen seconded the proposal which was passed with one abstention. Shropshire Council to be informed

- (b) 21/03122/FUL – Erection of single storey extension to rear and new roof lights at 7 Curlew Meadow, Baschurch, Shrewsbury, Shropshire.

Cllr S Gregory outlined the application and after some discussion Cllr Mrs A P R Budgen proposed to support the application. Cllr B Welte seconded the proposal which was agreed by all. Shropshire Council to be informed.

- (c) Appeal Planning Inspectorate ref APP/L3245/W/21/3273829 – 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 Mrs S Richards outlined the application and after some discussion she proposed to continue to stand by the previous comments and support the decision of Shropshire Council to object to the application. Cllr B Welte seconded the proposal which was agreed by all. Planning Inspectorate, Bristol to be informed.

Planning Permission Granted

- 21/02318/FUL- Erection of a storage building at 1 Paceland Cottages, Marton Road, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 21/023873/FUL- Erection of a detached garden office at Old Farm Cottage, Prescott Road, Baschurch, Shrewsbury, Shropshire.

Any Planning applications received since 31st July 2021 or any other planning issues.

- (a) 21/03469/FUL- Erection of a conservatory at Wykey Lodge, Stanwardine Lane, Wykey, Shropshire.

Cllr S Gregory outlined the application and after some discussion Cllr Mrs A P R Budgen proposed to support the application. Cllr J H Lloyd seconded the proposal which agreed by all. Shropshire Council to be informed.

- (b) 21/03497/FUL - Change of use from agricultural land to use as a commercial riding school including formation of a free draining all weather surface at Marton Lane Stables, Weston Lullingfields, Nr Baschurch, Shrewsbury, Shropshire.

This application had only just been received by the Council and it was agreed that more information was needed to forward any comments and would be dealt with at the next Parish Council Meeting.

131/2021 HIGHWAYS

- (a) Temporary Road Closure - Nobold Junction Prescott Road to Church Road junction Baschurch had now been extended from Monday 19th July 2021 until Friday 20th August 2021 for Severn Trent Water to make connections at every junction and renew all property supplies
- (b) Temporary Road Closure - Weston Road to Weston Lullingfields Junction from Monday 23rd August 2021 until Tuesday 24th August 2021 for Severn Trent to install meter and HV B Box Install 25mm
- (c) Temporary Road Closure-Prescott Junction (Ivy Cottage) from Monday 2nd August 2021 until Friday 27th August 2021 for Severn Trent to replacement of existing 3in AC water main with approx. 1770m of new 90mm MDPE water pipe, connections and associated fittings, renew 18 property service supply pipes.
- (d) Shropshire Council- Street numbering 21/05270/NEWNUM- Phase two X34 Plot former Shropshire Stone and Granite, Station Yard, Station Road, Baschurch, Shrewsbury, Shropshire. The Clerk stated that Shropshire Council had put forward the proposed street name Smithfield Drive. The Chairman stated names from the War memorial were put forward for street names in the Parish for previous naming of streets. After some discussion the name "Mullinex Way" was agreed by all. Cllr Mrs Tomlins to confirm the spelling with the Clerk.

132/2021 FINANCES

- (a) **Cheques for Approval** – The following cheques totalling £10,712.56 (which includes VAT) were put forward for approval. These were proposed by Cllr T Feltus and seconded by Cllr B Welti and agreed by all.

003205	Scottish Power until 30.6.2021	250.98
003206	P. Birch Contracting Ltd (General Maintenance)	568.02
003207	P. Birch Contracting Ltd (Cemetery)	229.37
003208	A Howls Salary-August	1089.68
003209	Inland Revenue –August	373.18
003210	P G Skips Ltd	42.56
003211	Scottish Power until 31.7.2021	259.40
003213	A Howls Expenses July/August	43.20
003214	Highline Electrics Ltd.-(Scottish Power connections)	7,856.17

Resolved: Payment of the cheques was approved.

133/2021 CORRESPONDENCE

- (a) Adcote Mill Bridge- A letter had been received from Mr Peter Banford , Outdoor Partnership Manager, Shropshire Council in respect of the replacement of Bridleway Bridge and associated works at Adcote Mill. He informed Councillors that the work to remove the existing structure and to cast new foundations and install a replacement bridge to restore access across the River Perry on bridleway 54(Part) were due to commence on 16th August 2021.
- (b) Footpath-Nobold Road –A letter had been received from a local resident complaining of there being no footpath along Nobold Road, Baschurch. Cllr Mrs S Richards had looked into the costing of a new footpath and felt that it would not be affordable at this time.
- (c) Vehicle Activated Sign- Weston Lullingfields- A complaint had been received from a member of the public that the VAS was still not back in situ and traffic speeds were getting worse. The Clerk stated she had contacted Shropshire Council in June and she had been advised that the work to the pole was being repaired. *Resolved*: This would be looked into further.
- (d) Smart Water- The Chairman stated that Smart Water was going to be delivered to the Clerk in the next week or so and the Police would be attending the Village Fete on Saturday 4th September. Councillors would be needed to attend also if possible to help out to distribute Smart Water kits.

134/2021 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.10pm. The next regular Parish Council Meeting will be held on Monday 6th September 2021 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 6th September 2021