

**MINUTES OF THE ADDITIONAL PLANNING MEETING OF BASCHURCH
PARISH COUNCIL HELD ON MONDAY 27th SEPTEMBER 2021**

Present: Councillors Mrs S Richards (Chairman)
M Feline
S Gregory
D Sharpe
Mrs A P R Budgen
A Woodthorpe

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

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

150/2021 APOLOGIES

Cllr B Welti (work) & Cllr Mrs W Lowdon (Holiday)

151/2021 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.

152/2021 PLANNING

Planning Applications to be considered

- (a) 21/04211/FUL - Erection of a supported living development for adults with learning disabilities. To comprise a single storey building to provide 8 dwellings along with communal areas and staff facilities, car parking and landscaping at Greenacres Rural Training Centre, Fenemere Lane, Baschurch, Shrewsbury, Shropshire.

7.35pm Cllr A Woodthorpe then proposed standing orders be suspended which was seconded by Cllr Sharpe and agreed by all.

Both members of Shropshire Council and members of the public joined in the discussions in relation to the application and views were shared by all.

8.45pm Cllr Mrs S Richards then proposed reinstate standing orders which was seconded by Cllr M Feline and agreed by all.
Councillors discussed the application and Cllr Mrs S Richards proposed the following which was seconded by Cllr Mrs A P R Budgen and agreed by all present.

Baschurch Parish Council does not raise any material objections to the proposed development and submits a “neutral” response, but request that the following points be considered and incorporated into the scheme:

- As detailed in the planning application, a new (additional) bus stop will be required at the end of the road to help to improve accessibility to the site for staff and residents.
- Additional passing places be installed along the highway. The road is long, narrow and straight and without the addition of passing places, vehicles will be more likely to travel at higher speed to clear the road quickly for other road users.
- That a mandatory, enforceable speed limit of at least 40mph, but ideally 30mph be introduced along that road to protect the safety of pedestrians, residents and all other road user.
- That the access point opposite the residential properties be reviewed. Plans show this being converted into a passing place, with bollards to narrow the road. Whilst it is appreciated that bollards could help to reduce speed along the road, the bollards will reduce the accessibility of the residential access opposite, which must be avoided.
- That a formal liaison group be formed. The make up of the group will need to include staff and service users of Greenacres Farm, the Local Member, representatives of the Parish Council and nearby residents; the Local Member shall be the arbiter of how the group is constituted. Meetings should be held quarterly as a minimum and the remit of the group shall be to monitor and discuss issues, improve community engagement and to provide opportunity for all parties to be kept informed about the operation of Greenacres Farm, including the supported living facility. It is requested that the liaison group be formally enforced via S106 or similar to ensure the obligation is met.

Planning officers should note that the above points were discussed in open forum with the applicants in attendance. The applicants committed to revisiting the above points and there was agreement from all parties that a formal liaison group should be mandated.

Baschurch Parish Council is still very concerned about the isolated nature of the development and have genuine reservations about whether this is the correct location for this type of residential facility. However, it is appreciated that this is not a material matter that the Parish Council could raise an objection to. Baschurch Parish Council do ask all stakeholders to please be exceptionally certain that the scheme delivers everything that is promised in the “vision” and that the residential facility is a safe place for vulnerable adults to live.

There was a comfort break of five minutes.

- (b) 21/04215/FUL- Change of use including refurbishment to respite facility with residential accommodation for vulnerable adults including a live in carer, formation of vehicular access and parking at Greenacres Rural Training Centre , Fenemere Lane, Fenemere, Baschurch, Shrewsbury, Shropshire.

8.55pm Cllr Mrs S Richards then proposed standing orders be suspended which was seconded by Cllr A Woodthorpe and agreed by all.

Shropshire Council Officers and members of the public discussed items of concern.

9.20pm Cllr Mrs S Richards then proposed reinstate standing orders which was seconded by Cllr M Feline and agreed by all.

Councillors discussed the application and Cllr S Gregory proposed the following which was seconded by Cllr M Feline and agreed by all.

Baschurch Parish Council does not raise any material objections to the proposed development and submits a “neutral” response, but request that the following points be reconsidered and revised:

- Consider closing the access point by the farmhouse, requiring users to enter at the main entrance point currently in use. This would reduce the number of new access points along this highway.
- Request that it is ensured that a natural hedge is maintained along the front of the whole facility. This will assist with retaining a natural and rural appearance to the site. It is additionally noted that not having the additional access point (noted above) would allow for the retention of more hedgerow.
- Increase the number of off-road parking spaces across the main site, not rely on spare spaces by the proposed residential facility. The whole site should provide for sufficient off road parking spaces so that no vehicle should be required to park on the highway.
Should these three minor points be adjusted in the proposed scheme, Baschurch Parish Council would be supportive of this application.

- (c) 21/04159/FUL- Erection of a detached garden office (resubmission) at Old Farm Cottage, Prescott Road, Baschurch, Shrewsbury, Shropshire.

Cllr S Gregory outlined the application which was discussed by Councillors and he proposed to support the application. Cllr A Woodthorpe seconded the application which was passed with one abstention. Shropshire Council to be informed

153/2021 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.55pm. The next regular Parish Council Meeting will be held on Monday 4th October 2021 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 4th October 2021