

**MINUTES OF THE PARISH COUNCIL**  
**MEETING HELD ON MONDAY 6<sup>th</sup> DECEMBER 2021**  
**AT WESTON LULLINGFIELDS VILLAGE HALL.**

**Present:** Councillors Mrs S Richards (Chairman)  
A Woodthorpe  
T Feltus  
M Feline  
B Welti  
D Sharpe  
Mrs W Lowdon  
S Gregory  
Cllr Mrs A P R Budgen  
Mrs D Bickley  
Cllr N Bardsley Shropshire Council  
Mrs A Howls Clerk.  
No members of the public

The Parish Council Meeting commenced at 7.30pm

186/2021 **APOLOGIES** - Cllrs J H Lloyd & Mrs G Tomlins

187/2021 **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]

- (a) Cllr A Woothorpe declared an interest in item 192/2021(b) Erection of a concrete section garage at 5 Robert Jones Close, Baschurch, Shrewsbury, Shropshire.
- (b) Cllr S Gregory declared an interest in item 192/2021(b) Pre App/21/00584
- (c) Cllr M Feline declared an interest in item 196/2021(c) - Baschurch Junior Football Club.

188/2021 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

There was no reports

189/2021 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley reported as follows:

**1. Multi Agency Group- Traffic Regulation Order for Eyton Lane and Newtown**

I have raised this very recently with the Cabinet Member, Cllr Dean Carroll. He explained that this section of SC Highways is seriously short staffed but he accepts that such a lengthy delay is unacceptable. He will see what can be done to get progress.

**2. Dove Court**

I have recently had a lengthy conversation with Tracey Darke, Assistant Director, Economy and Place (effectively the new head of Planning Services). She has explained that there is a significant backlog of work, especially matters relating to Highways Development Management.

**3. Planning Enforcement.** Following the most welcome arrival of more enforcement staff at Shropshire Council your Chairman and I have taken up again particular enforcement

matters relating to the provision of passing places conditioned as part of residential developments in Weston Lullingfields. It appears that progress is finally being made although I don't yet have any dates for the work being undertaken.

#### **4. Planning Application 21/03108/FUL- Land north of B4397 TC Homes**

This application was scheduled for the Agenda of the Northern Planning Committee on 23<sup>rd</sup> November – but was postponed to the December meeting to be held on 21<sup>st</sup> December. Objectors to the application, including the Parish Council will have an opportunity to make representations, as will the applicant. I will also have a right to address the Committee. I shall be supporting the Parish Council.

#### **5. Pre Application Enquiry relating to land at Station Road, Baschurch**

Your chair and I have spent a great deal of time, over many months, in discussion with representatives of the previous land owners, Shropshire Stone and Granite, the proposed developers, Shingler Homes and planning staff at Shropshire Council seeking to secure opportunities for two significant potential future developments of great benefit to the Parish Council and the wider community in North Shropshire:

- The re-opening /provision of a new railway station in Baschurch.
- The construction of a link road between Station Road and Eyton Lane, potentially easing the very long term congestion issues in Eyton Lane and enabling through traffic to bypass the cross roads at the head of Newtown/Shrewsbury Road.

The recent approved application 21/00666/FUL provided/allowed for both of these future developments.

A very recent response by Planning Officers, however, to PREAPP/2100549 submitted by Shinglers appears to cast doubt on the viability of the overall plan.

I have raised this matter directly with the Cabinet Member, Cllr Ed Potter and have also written to Tracey Darke.

I'm hopeful that an urgent meeting can be arranged before Christmas.

#### **190/2021 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1<sup>st</sup> NOVEMBER 2021**

Cllr Mrs W Lowdon proposed and Cllr A Woodthorpe seconded that the minutes of the Parish Council meeting held on Monday 1<sup>st</sup> November 2021. This was confirmed as a true and correct record and agreed by and signed by the Chairman with two abstention.

#### **191/2021 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1<sup>st</sup> NOVEMBER 2021, NOT ITEMISED ON THE AGENDA**

Stanwardine Notice Board- [Minute 156/2021 & 178/2021 refers] Mrs D Bickley gave Councillors an update as to her enquiries as to where the notice board should be sited. She had contacted the Harris Trust as to the charge for placing the noticeboard on their land in a different part of the village. It was understood that there would be a charge. No decision was made as to where it could be situated. Cllr D Sharpe proposed to explore the option of moving the noticeboard at the current site to a different position to correct its site according to health and safety issues. This was seconded by Cllr Mrs G Tomlins and agreed by all.

After some discussion it was agreed that a meeting be held in Stanwardine with the Cllr D Bickley, the Clerk and Paul Birch to consider this proposition and report back to the next Parish Council Meeting. The meeting decided upon had not yet taken place and the discussions on the notice board were deferred until the New Year.

Planning Applications to be considered

- (a) 21/05059/FUL - Erection of a replacement dwelling and detached double garage following demolition of existing dwelling (re-submission) at Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire.

*The Chairman outlined the details of the application and after some discussion she proposed that the Council strongly object to the application which was seconded by Cllr T Feltus and agreed by all. Shropshire Council to be informed.*

*Objection*

*Having considered the resubmitted application, there have been no material changes to the application, other than legal arguments. Baschurch Parish Council's position remains unchanged and we continue to 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.*

- (b) 21/04440/FUL - Erection of a concrete section garage at 5 Robert Jones Close, Baschurch, Shrewsbury, Shropshire.

*The Chairman outlined the details of the application and after some discussion she proposed that the Council support the application but request that the garage be built of brick to match the existing dwelling and not concrete so that it is in keeping with the local built form. This was seconded by Cllr M Feline and passed with one abstention. Shropshire Council to be informed.*

- (c) 21/05420/FUL - Erection of single storey side extension following demolition of a flat roof garage, alterations to the lean to on the front elevation and creation of new front door at 3 Victoria Villas, Marton Road, Baschurch, Shrewsbury, Shropshire.

8.15pm Cllr A Woodthorpe left the meeting

*The Chairman outlined the details of the application and after some discussion she proposed that the Council support the application as the proposals will remove structures that are beyond their useful life and will replace them with extensions to the property that are fit for purpose and designed to meet modern building and insulation standards. This was seconded by Cllr T Feltus and agreed by all. Shropshire Council to be informed.*

8.20pm Cllr A Woodthorpe returned to the meeting.

**Any planning applications received since 28<sup>th</sup> November 2021 or any other planning issues.**

21/05548/FUL-Erection of extensions to include two bay attached garage insertion of dormer windows and balcony to first floor rear elevation at Adcote View, Whitmore Lane, Baschurch, Shrewsbury, Shropshire.

*The Chairman outlined the details of the application and after some discussion she proposed that the Council object to the application which was seconded by Cllr T Feltus and agreed by all. Shropshire Council to be informed.*

***Objection***

*The proposals seek to add significantly to a dwelling which is already heavily extended and delivers reasonably generous accommodation. By measuring the existing and proposed, the application would appear to increase the internal living accommodation by approximately 70%. In real terms, the previous and proposed extensions would see the original dwelling more than doubled from its original size.*

*Shropshire Council SPD on the affordability of housing expressly states that 'it is also important to maintain and provide an appropriate stock of smaller, lower cost, market dwellings' through 'control of both the size of any replacement dwellings in the countryside and the size of extensions to houses in the countryside, as these can otherwise create larger and larger dwellings'. The SPD goes on to state that 'there are other considerations which require the size of dwellings in the countryside to be controlled, namely the visual impact of large buildings in rural areas and the need to ensure the development is sympathetic to the character and appearance of the original building'.*

*The scale of the proposals is incongruous with the surrounding area and a consideration is that the property backs onto open countryside; the visual impact of the proposals will be dominant and not sympathetic to the location, the proposals would overwhelm the existing dwelling.*

*Whilst some extension to this property could be justified, the current application is considered to be significant overdevelopment and cannot be supported.*

*Baschurch Parish Council requests that the planning officer work with the applicant to reduce the scale of the proposals and improve the visual impact of the property, particularly to the rear. Baschurch Parish Council would welcome the opportunity to consider revised, reduced proposals for this property*

21/05527/OUT-Outline application (all matters reserved) for the erection of one dwelling (re-submission) at Proposed dwelling north of Ashford, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

*The Chairman outlined the details of the application and after some discussion she proposed that the Council continue to object to the application This was seconded by Cllr Mrs A P R Budgen and passed with one abstention. Shropshire Council to be informed.*

*Objection*

*Having considered the resubmitted application and the officer's reason for the previous refusal on application reference 21/02572/OUT, nothing materially has changed in this application, other than the inclusion of indicative drawings which have not added anything to the application that would change the opinion of the Parish Council.*

*Baschurch Parish Council continues to object to the application. The identified area for the proposed dwelling is too small and would result in cramped and contrived development, which is not in keeping with the character and form of the surrounding area. The proposed plot is too small to deliver suitable amenity space and, in the view of Baschurch Parish Council, would not be desirable or sustainable.*

*The addition of any dwelling on this site, however small, would be overdevelopment of the property and the visual harm would significantly outweigh any benefit.*

*Baschurch Parish Council agree entirely with the reasons given by the planning officer for the previous refusal.*

**Planning Permission Granted**

- 21/0455/FUL- Formation of additional hardstanding in association with the Equine Clinic at Fyrnwy Equine Clinic, Whitmore Lane, Baschurch, Shrewsbury, Shropshire.
- 21/04680/FUL- Erection of a single storey rear extension to provide disabled adaptations at 32 The Wheatland's, Baschurch, Shrewsbury, Shropshire.

8.35pm Cllr S Gregory left the meeting

Pre App/21/00584 - The Chair outlined the proposals and explained that the parcel of land is promoted and supported in the current Local Plan Review, which is in the process of being examined by the Planning Inspectorate (sign off expected Summer 2022). The Pre App submitted for consultation is indicative only and will not necessarily reflect any planning application that will be submitted. Baschurch Parish Council agreed to continue to support development on this site.

8.45pm Cllr S Gregory returned to the meeting

193/2021 **RIGHTS OF WAY**

There was no report

194/2021 **HIGHWAYS AND STREET LIGHTING**

- (a) Temporary Road Closure- Eyton Lane, Baschurch from Monday 14<sup>th</sup> February 2022 until Tuesday 15<sup>th</sup> February 2022 for Level Crossing Maintenance between 23.30hrs and 06.30hrs by Network Rail Infrastructure Ltd.
- (b) Temporary Road Closure - Station Road, Baschurch from Wednesday 16<sup>th</sup> February 2022 until Thursday 18<sup>th</sup> February 2022 for Maintenance & Rail Inspection between 23.30hrs and 06.30hrs by Network Rail Infrastructure Ltd.

195/2021 **BADGERS WAY PLAY AREA**

There was nothing to report.

196/2021 FINANCES

- (a) Cheques for Approval – The following cheques totalling £3233.85 (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.

003242	Scottish Power	259.40
003243	Royal British Legion Poppy Appeal	50.00
003244	P. Birch Contracting Ltd (General Maintenance)	568.02
003245	P. Birch Contracting Ltd (Cemetery)	229.37
003246	P Birch – Call out re Trees fallen on properties	70.00
003247	C Edgerton Removal of Two trees V Green	250.00
003248	A Howls Salary-November	1089.68
003249	Inland Revenue -November	373.18
003250	P G Skips Ltd	53.20
003251	SALC Courses x2	105.00
003252	SLCC Subs	186.00

*Resolved:* Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

There were none.

- (c) Report from the Finance & General Purposes Committee.

The Clerk gave an update on the finances of the Parish Council in particular the Neighbourhood Fund. The total amount paid out since the last Finance Meeting was £14,399.50 which leaves a total of £58,041.10. In January the Council precept for 2022 will have to be discussed and agreed upon.

- (d) Baschurch Junior Football Club

A request had been made from the Treasurer of the Club to ask if the Parish Council would consider purchasing a container for the football ground as the one on the site had been vandalised on a number of occasions and there was a need for it to be replaced. This had been referred to the Finance & General Purpose Committee. After some discussion it was proposed by Cllr Mrs S Richards to paying up to £3,500.00 for a replacement for the sole use of the football club. This was seconded by Cllr B Welti and agreed by all present. Cllr B Welti would look into the costings. It was also proposed by Cllr Mrs S Richards that a contract be drawn up in the New Year between the Football Club and the Parish Council and the Parish Council would pay the cost. This was seconded by Cllr A Woodthorpe and passed with one abstention.

The fees for next season was discussed and it was proposed by Cllr B Welti to leave the fees at £1000.00 for another year. This was seconded by Cllr Mrs A P R Budgen and agreed by all. This was discussed by full Council and Cllr Mrs W Lowdon proposed the proposal put forward by the Finance & General Purposes Committee and Cllr T Feltus seconded. This was passed with one abstention.

197/2021 CORRESPONDENCE - There was no correspondence.

198/2021 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.06pm. The next regular Parish Council Meeting will be held on Monday 10<sup>th</sup> January 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 10<sup>th</sup> January 2022