

**MINUTES OF THE PARISH COUNCIL**  
**MEETING HELD ON MONDAY 7<sup>th</sup> MARCH 2022**  
**AT BASCHURCH VILLAGE HALL.**

**Present:** Councillors Mrs S Richards (Chairman)  
A Woodthorpe  
Mrs G Tomlins  
B Welti  
D Sharpe  
Mrs W Lowdon  
J H Lloyd  
Mrs A P R Budgen  
M Feline  
T Feltus  
Cllr N Bardsley Shropshire Council  
Mrs A Howls Clerk.  
Three members of the public

The Parish Council Meeting commenced at 7.30pm

25/2022 **APOLOGIES** – Cllr S Gregory

26/2022 **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 Mrs S Richards declared an interest in item 32/2022(c) 22/00676/FUL- Erection of a Two-storey extension to rear elevation at 2 Vicarage Croft, Baschurch, Shrewsbury, Shropshire.

(b) Cllr B Welti declared an interest in item 32/2022(c) 22/00676/FUL- Erection of a two storey Extension to rear elevation at 2 Vicarage Croft, Baschurch, Shrewsbury. Shropshire.

27/2022 **Local Government Act 1972-** Members to consider a resolution under sec 100(A) of the Local Government Act 1972 that the public be excluded from the meeting for item 17 (d) on the Agenda on the grounds that they involved the likely disclosure of exempt information as defined by provisions of Part 1 of Schedule 12(A) to the Act (as amended) by virtue of the paragraph specified against them. This was proposed by Cllr B Welti and seconded by Cllr Mrs S Richards and agreed by all.

28/2022 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

Mr William Davies informed the Council that he had applied to Shropshire Council under the Build your own Affordable Housing Scheme and asked the Parish Council to confirm his strong local connections in the area. Cllr Mrs S Richards and Cllr Mrs A P R Budgen were able to confirm these. A letter to be forwarded to Mrs Claire Hughes Housing, Enabling and Development Officer at Shropshire Council.

A member of the public then questioned the Parish Council on details relating to the Noticeboard in Stanwardine, the Container to be replaced on the football field for the Baschurch Junior Football Club and the speed of vehicles travelling through Stanwardine. The Chairman replied to the matters queried.

29/2022 REPORT FROM SHROPSHIRE COUNCIL

Councillor Nick Bardsley reported as follows:

**1. Dove Court**

The Parish Council at its last meeting in February decided to seek the assistance of the local MP. I'm not sure whether there has been any response. I had hoped to take the opportunity of the Cabinet Member, Cllr Dean Carroll being in Eyton Lane, (to see the progress on the TRO) to show him Dove Court.

Unfortunately both the appointments made with him (on February 21st and 4<sup>th</sup> March) had to be cancelled at short notice. I'm hoping for more luck on the third attempt.

**2 Multi Agency Group - TRO for Eyton Lane and Newtown and safety barriers:**

Parish Councillors will no doubt have seen that the work to lay yellow lines in the carriageway in Eyton Lane and the related signage was completed during the half term week, as planned. Unfortunately the work in Newtown, north of the build out has not been carried out because there are cars and other vehicles parked there throughout the day- and frequently overnight I expect Shropshire Council has powers to deal with a situation such as this. I have raised my concerns with David Gradwell.

My initial perception of traffic in Eyton Lane during the morning "rush hour" (last week) is that the TRO has helped to dissuade unlawful parking /waiting so that the traffic flows more easily.

The safety barriers erected outside the primary school last year were funded from the CIL Local fund following an expression of Interest submitted by the Parish Council in January 2020. The cost of the work including design fees was £16,245.63.

**3 Planning**

I'm pleased to say that the campaign to ensure that the application for supported living accommodation at Greenacres Farm, Fenemere Lane, (21/04211 be referred to the Committee rather than determined by Officers was eventually successful.

A great deal of work was undertaken by objectors, by your Chair and Vice Chair (and myself) prior to the meeting on March 1st. I believe that a strong case for refusal was made by the three speakers and that we won the argument. Although we lost the vote, we have secured an important "condition"- that a local liaison group be established to oversee the development and in due course monitor the use of the supported living accommodation. *The Chair, Cllr Mrs Richards thanked Cllr Bardsley for his work and assistance with the application.*

I have yet to hear more about the setting up of the Group and its terms of reference.

The TC Homes application (21/03108/FUL) was not on the Agenda for this month's meeting. I'm told "it's not ready".

30/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7<sup>th</sup> FEBRUARY 2022

Cllr A Woodthorpe proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Parish Council meeting held on Monday 7<sup>th</sup> February 2022. This was confirmed as a true and correct record and agreed by and signed by the Chairman with one abstention.

31/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7<sup>th</sup> FEBRUARY 2022, NOT ITEMISED ON THE AGENDA

There were none.

32/2022 PLANNING

Cllr Mrs S Richards handed over the planning applications to be dealt with by Cllr Mrs A P R Budgen.

- (a) 22/00740/FUL – Erection of part single storey, part two storey extensions with first floor balcony and access stairs (re submission) at Adcote View, Whitmore Lane, Baschurch, Shrewsbury, Shropshire.

8.20pm Cllr B Welti proposed Standing Orders be suspended. This was seconded by Cllr J H Lloyd and agreed by all present.

The applicant then put forward explanations of the revised application to the Councillors.

8.40pm Cllr Mrs S Richards proposed Standing Orders be re-instated. Cllr J H Lloyd seconded the proposal which was agreed by all.

*Cllr Mrs A P R Budgen outlined the details of the application and acknowledged that the resubmitted plans reflect that the applicant has addressed some of the concerns of the Parish Council by the removal of the dormer extensions to the rear of the property and were very grateful for the applicant attending the Parish Council meeting to discuss and explain the revised application, which was extremely helpful. The application was discussed by Councillors and Cllr Mrs A P R Budgen stated that the Council still had concerns about the proposed size and scale of the extension in relation to the original house. The Council feel that the removal of one of the car ports at the front of the house would decrease the somewhat overpowering effect of the size of the dwelling on approach. They also question the impact of the single story extension with the balcony on the boundary line and in particular the external staircase which it was felt was neither desirable or in keeping with the property.*

*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 general view of Baschurch Parish Council being that although reduced in size to a degree from the original submission it is still presented as a substantial dwelling that backs onto open countryside and the visual impact would be dominant and not sympathetic to the location. She therefore proposed to object to the application as submitted. This was seconded by Cllr D Sharpe and passed with two abstentions.*

*It is also noted that Velux windows have been inserted in the artist impression of the house which indicate that at some point there might be an extension into the roof space. Baschurch Parish Council therefore request that that permitted development rights are withdrawn should permission be granted for this application. As discussed with the applicant, a bit more work needs to be done to reduce the visual impact, both in terms of size and appearance, but if this could be achieved with discussions with the planning officer, Baschurch Parish Council may be in a position to support revised plans. Shropshire Council to be informed.*

- (b) 22/00740/FUL- Conversion of existing garage space to personal home gym and additional storage/utility area at 4 Dorricott Drive, Baschurch, Shrewsbury, Shropshire.

*Cllr Mrs A P R Budgen outlined the application and after some discussion the below objection was proposed by Cllr Mrs A P R Budgen and seconded by Cllr M Feline and passed with one objection. Shropshire Council to be informed.*

*“Baschurch Parish Council could support the application of conversion of the Garage to a gym but the fact that both a kitchen and bathroom facilities have also been shown on some of the plans suggest that it is anticipated that it can operate as separate living accommodation, which would not be acceptable. Baschurch Parish Council is concerned that the loss of the garage would mean that parking has to take place within the curtilage of the house and the space for that is limited to two cars and there is no room on the approaching roads for the parking of cars without blocking access to other houses. We ask the planning officer to take note of this and Baschurch Parish Council defer to their professional opinion on this.*

*Baschurch Parish Council object to the application unless the kitchen and bathroom were removed in which case we would be able to support the application”.*

8.55pm Cllr Mrs S Richards and Cllr B Welte left the Meeting.

- (c) 22/00676/FUL- Erection of a two storey extension to rear elevation at 2 Vicarage Croft, Baschurch, Shrewsbury, Shropshire.

*Cllr Mrs A P R Budgen outlined the details of the application and after some discussion she stated that although it is not very clear from the plans submitted as to the impact that the proposed extension would have on the neighboring property to the west it was noted that there were no west facing windows in the extension. Therefore as long as the fact that it protrudes just beyond the building line and there was no deprivation of light she proposed the Parish Council support the proposed extension as it appears to be in keeping with the property. Cllr J H Lloyd seconded the proposal and agreed by all. Shropshire Council to be informed.*

9.10pm Cllr Mrs S Richards and Cllr B Welte returned to the meeting.

#### Planning Permission Granted

- 221/00055FUL- Erection of a single storey side extension at Oakside, Stanwardine in the Fields, Shrewsbury, Shropshire.

#### Planning Permission Refused

- 19/04152/FUL- Change of use of underutilised agricultural building to create event space at Manor Farm, Walford Heath, Shrewsbury, Shropshire.

#### Any planning applications received since 28<sup>th</sup> February 2022 or any other planning issues.

- (d) 22/01065/TCA- One Yew Tree –reduce height to 6m and reduce overlong side branches by 1.2m. No2 Yew Tree reduce height to 5m and reduce overlong side branches by 1-2m. Conifer reduce height to 4m. Cherry –remove overhanging branches and damaged branches within Baschurch Conservation Area at Langford House, Newtown, Baschurch, Shrewsbury, Shropshire.

*Cllr Mrs A P R Budgen outlined the application and after some discussion it was proposed by her to forward the following response that the decision of the work to be undertaken to be left by the Tree Preservation Officer and to point out that very considerable tree work has taken place on this property over the last few years, which is clearly a burden on the applicant. It is the wish of Baschurch Parish Council that the Tree Officer should be consulted and a long term plan formulated as to the work necessary for the maintenance, felling and planting of trees on this property. This was seconded by Cllr Mrs S Richards and agreed by all. Shropshire Council to be informed.*

**33/2022 STANWARDINE NOTICE BOARD/POOL**

The Chairman stated that a risk assessment had been received from Lance Jackson. Chartered Health & Safety Practitioner. He had stated in the assessment that there was a need for a sign warning “Deep Water” to be placed near the pool. The noticeboard to be moved to the left hand side of the pool frontage and to incorporate a small slabbed area to enable wheelchair bound people to access it safely. This would need new posts to replace it which would need to be ordered from the suppliers. To provide a throwing line attached to a posts they were easier for people to throw than a lifebuoy. Shropshire Council consulted to obtain the permit. A quote of £574.00 had been received to replace the noticeboard. After some discussion Councillor B Welti proposed the work to be carried out. This was seconded by Cllr M Feline and all were in agreement.

**34/2022 BOUNDARY REVIEW**

The Chairman was to contact Bomere Heath Parish to see if they were in agreement with this being discussed at the Annual Parish Meeting on Monday 25<sup>th</sup> April 2022.

**35/2022 GREEN SPACES**

The Chairman stated work had been carried out on the roundabout and also the Cemetery by the Derwen Group located at Walford College, Baschurch. This was part of their work and led by their projects Manager Mr Dan Foster. They had recently planted a hedge along the back gardens of properties which backed on to the Wheatland’s Play area. Cllr Mrs A P R Budgen suggested a letter of appreciation be sent to the group. She also suggested a plaque or certificate be presented to them. This was agreed.

The Parish Council were to look into areas of the village which may need planting of trees at future times. Cllr S Gregory to prepare a list for Parish Councillors to consider.

**36/2022 HIGHWAYS AND STREET LIGHTING**

- (a) Platt Bridge - A report had been received that the traffic sign on Platt Bridge had been damaged and needed to be replaced. *Resolved:* Shropshire Council informed and to deal.
- (b) Nobold Baschurch -A report had been received that a street light was not working opposite Abbotsford House, Nobold. *Resolved:* The fault was reported and it was found to be a fault which was to be repaired by Scottish Power.

**37/2022 BADGERS WAY PLAY AREA**

There was nothing to report.

**38/2022 ANNUAL PARISH MEETING**

The Annual Parish Meeting will take place at Baschurch Village Hall on Monday 25<sup>th</sup> April 2022 at 7.00pm.

**39/2022 BASCHURCH PLAYGROUND TRUST**

The Clerk reported that the aerial slide had needed attention and had been removed until it was repaired. The basket swing also needed some attention. Parts had been ordered. The Skate Park had been found to need some attention which was being looked into. Ray Parry, the Playground Consultant was going to provide a quote for the work when the parts were received.

**40/2022 VACANCY FOR PARISH COUNCILLOR**

The Clerk stated that the vacancy had been advertised and if there was no request for an election then a Co-option could take place.

41/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £2957.55 (which includes VAT) were put forward for approval. These were proposed by Cllr B Welti and seconded by Cllr A Woodthorpe and agreed by all.

003274	P. Birch Contracting Ltd (General Maintenance)	568.02
003275	P. Birch Contracting Ltd (Cemetery)	229.37
003276	Highline Electrics Ltd-Street lights Petton Road	133.50
003277	A Howls Salary-February	1089.68
003278	Inland Revenue	373.18
003279	P G Skips Ltd	42.56
003280	Highline Electrics Ltd – Abbotsford House, Nobold	117.00
003281	SALC –Training	30.00
003282	Information Commissioner- Renewal Data Protection	40.00
003283	Scottish Power	234.29
003284	A Woodthorpe – Speed watch equipment	99.95

*Resolved:* Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

Stanwardine –Queens Platinum Celebrations

An e mail had been received from the Chair of Celebrations Committee at Stanwardine who was organising an event to celebrate the above and requested consideration be given to a donation towards this. The Councillors discussed this and it was decided that there were so many small functions taking place in the Parish to celebrate the Queens Platinum Jubilee that as they could not give to everyone they would not give to any.

- (c) Financial Risk Assessment 2021/22

The Clerk discussed the Financial Risk Assessment with Councillors and also the Annual Governance Statement for End of Year Accounts 2021/22. The Risk Assessment was proposed by Cllr D Sharpe and seconded by Cllr A Woodthorpe and agreed by all present.

- (d) Tenders -Discussed under exempt Minutes

42/2022 CORRESPONDENCE -.

Lord Lieutenants Garden Party 2022

A request for nominations of two people from the Parish to attend the Party to be held on 8<sup>th</sup> June 2022 in recognition of the work they had carried out for the Parish. Councillors discussed this and were all in agreement that there were too many people in the Parish who could be nominated and therefore the Parish Council decided not to put any names forward.

The Chairman, Cllr Mrs S Richards informed Councillors that she would be leaving the Parish Council after the election of Chairman at the May Meeting. She thanked Councillors for their support over the years she had been a Councillor.

The Clerk also informed Councillors that she would be leaving the Parish Council by September as this would allow time for her to complete the Annual Accounts for 2021/22

43/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.25pm. The next regular Parish Council Meeting will be held on Monday 4<sup>th</sup> April 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 4<sup>th</sup> April 2022