

MINUTES OF THE ANNUAL PARISH COUNCIL
MEETING HELD ON TUESDAY 3rd MAY 2022
AT WESTON LULLINGFIELDS VILLAGE HALL.

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

The Parish Council Meeting commenced at 7.30p.m when Cllr Mrs S Richards took the Chair and opened the meeting.

61/2022 **ELECTION OF CHAIRMAN**

Cllr B Welti was proposed by Cllr A Woodthorpe and seconded by Cllr Mrs A P R Budgen. There were no other proposals. All Councillors were in agreement and Cllr B Welti was duly elected as Chairman.

62/2022 **CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE**

Cllr B Welti duly signed the Declaration of Acceptance of the Office of Chairman. This was then countersigned by the Clerk.

Cllr B Welti thanked Cllr Mrs S Richards on behalf of the Councillors for all her work as Chairman over the past few years. She had raised the reputation of the Parish Council especially at Shropshire Council and would be greatly missed.

63/2022 **ELECTION OF VICE-CHAIRMAN**

Cllr A Woodthorpe was proposed as Vice-Chairman by Cllr Mrs A P R Budgen and seconded by Cllr M Feline. There were no other proposals and all Councillors were in agreement. Cllr A Woodthorpe was duly elected as Vice- Chairman.

64/2022 **APOLOGIES** – Cllr T Feltus and one member of the public.

65/2022 **REVIEW OF POLICIES & PROCEDURES**

- (a) Vexatious Complaints Procedure. This was reviewed and amendments proposed by Cllr A Woodthorpe and seconded by Cllr Mrs A P R Budgen and agreed by all.
- (b) Standing Orders- This was reviewed and proposed by Cllr M Feline and seconded by Cllr Mrs S Richards and agreed by all.
- (c) Code of Conduct - This was reviewed and proposed by Cllr J H Lloyd and seconded by Cllr Mrs S Richards and agreed by all.
- (d) Complaints Procedure - This was reviewed and proposed by Cllr Mrs S Richards and seconded by Cllr A Woodthorpe and agreed by all.

66/2022 **POLICE REPORT**- There was no Police Report.
Baschurch Parish Council

67/2022 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 A P R Budgen declared an interest in item 72/2022(b) - 22/01608/FUL- Application under Section 73A of the Town and Country Planning Act 1990 for the change of use of land from camping to the siting of demountable units for the purpose of staff accommodation at Boreatton Park Holiday Centre, Boreatton Park, Baschurch, Shrewsbury, Shropshire

68/2022 COMMUNITY REPORT& PUBLIC QUESTION TIME

A question was asked by a member of the public in relation to the Parish Council noticeboard at Stanwardine. The Vice Chairman, Cllr A Woodthorpe informed the member of the public that the report had been put together by a Parish Council and advice had been taken by a Consultant in that field of work. The name of the consultant was not going to be made public as an approach to that person is inappropriate.

69/2022 REPORT FROM SHROPSHIRE COUNCIL

Councillor Nick Bardsley reported as follows:

Planning

Application 21/01967/OUT Land adjoining Moorland Cottages Marton Road, Baschurch. - This application has now been refused.

Railway Station for Baschurch.

Cllr Ed Potter (Cabinet member for Planning and Deputy Leader) and senior representatives from Shingler's will be in Baschurch at 2.00pm on Wednesday 4th May.

Parish Councillors and I have spent considerable time attempting to move this project forward, by making sure, as a first step, that land for a future station car park is safeguarded, set aside from the housing development. Shingler's have been positive and helpful- but to date Council Officers have resisted any attempt to release additional land for housing, without which the plan cannot progress.

I am familiar with the project but representatives from the Parish Council at the meeting on May 4th would undoubtedly add weight to the case for flexibility by Officers.

70/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th APRIL 2022

Cllr Mrs S Richards proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Parish Council meeting held on Monday 4th April 2022. This was confirmed as a true and correct record and agreed by and signed by the Chairman with three abstentions.

71/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th APRIL 2022, NOT ITEMISED ON THE AGENDA

The Clerk reported that the complaint made to Shropshire Council in respect of two Councillors had been looked into by Shropshire Council who had found there was no case to answer and no further action would be taken.

Cllr B Welti handed over the planning applications to be dealt with by Cllr Mrs S Richards

- (a) 22/01670/ADV- Erect and display four sponsorship signs placed on the roundabout at Roundabout junction (B5067 and Perryfields Road, Prescott, Baschurch, Shrewsbury).

Cllr Mrs S Richards outlined the application and after some discussion she proposed to object to the application which was seconded by Cllr A Woodthorpe and agreed by all. Shropshire Council to be informed. Objection as below:

Baschurch Parish Council are astounded by this application. The responsibility for maintenance of this roundabout was handed over to the Parish Council a considerable number of years ago and no contribution has been received from Shropshire Council towards the maintenance.

Baschurch Parish Council strongly objects to this application for the following reasons:

(i) Baschurch is a village; signage of this nature is so far out of keeping for the area, this application is completely unacceptable and unwanted.

(ii) The roundabout is very small, signage of this size and nature would completely dominate both the roundabout and the location, it is completely inappropriate in scale and location.

(iii) As has been stated before, the responsibility for maintenance of this roundabout was passed to Baschurch Parish Council. Significant sums of money have been spent landscaping this roundabout to create a tasteful and welcoming entrance to the village, which would be destroyed by the addition of these signs.

(iv) The addition of these signs would make maintenance of this small roundabout very difficult and it is unlikely that our contractor would continue to maintain this on behalf of the Parish Council.

How much sponsorship is the applicant going to be paying and here exactly is that money going? As the responsibility and cost for the maintenance falls with Baschurch Parish Council, it is immoral that Shropshire Council are using this small space to raise income that will clearly not be spent on actually maintaining this roundabout. Baschurch Parish Council request that the applicant and Shropshire Council find a more suitable location within the County, ideally on a large roundabout and not a small village amenity.

8.10pm Cllr Mrs A P R Budgen then left the Meeting.

- (b) 22/01608/FUL- Application under section 73A Town and Country Planning Act 1990 for the change of use of land from camping to the siting of demountable units for the purpose of staff accommodation at Boreatton Park Holiday Centre, Boreatton Park, Baschurch, Shrewsbury, Shropshire.

Cllr Mrs S Richards outlined the application and after some discussion she proposed to support the application in principal but requests that any permission granted is detailed as temporary accommodation with an expiry date not exceeding 5 years. This will ensure that the need for the accommodation is regularly reviewed, that the accommodation continues to meet revised building regulation specifications and also that the units do not constitute permanent dwellings or accommodation.

Baschurch Parish Council would also ask for it to be conditioned that these units are to accommodate staff only and cannot be used for guest accommodation. This proposal was seconded by Cllr M Feline and agreed by all present. Shropshire Council to be informed.

8.20pm Cllr Mrs A P R Budgen returned to the Meeting.

72/2022 (c) (Cont'd)

(c) 22/01751/FUL- Change of use of agricultural building to create event space submission at Manor Farm, Walford Heath, Shrewsbury, Shropshire.

8.30pm Cllr B Welte 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 application to the Councillors.

8.40pm Cllr B Welte proposed Standing Orders be re-instated. This was seconded by Cllr J H Lloyd and agreed by all present.

Cllr Mrs S Richards outlined the application and after some discussion she proposed to object to the application which was seconded by Cllr J H Lloyd and passed. Shropshire Council to be informed.

Baschurch Parish Council object to this application for the following material reasons:

The parking on site is completely insufficient. There are 26 parking spaces on the site, which, with each vehicle at full capacity, only generates spaces for approximately 100 attendees, whereas the application seeks approval for events up to 250 guests. In reality, each car is not likely to arrive fully occupied, so 26 parking spaces is nowhere near large enough. When you factor in the staff needed to host an event and the associated vehicles/catering vans etc, these in themselves would likely use up most of the designated parking.

Although the applicant details overspill parking on an adjacent field, this will depend on the field being capable of accommodating vehicles in all weather, which will likely result in this field needing surface works for this to be acceptable. It is of particular interest that the applicant's own website shows that the venue is suitable for events catering for 50 to 400 guests, which completely contradicts their planning application.

The applicant attended the Parish Council meeting where this application was discussed and he outlined that the parking on the application was not fully reflective of what is going to happen. It is our experience that we would wish to see this formally documented and shown on plans before this is accepted, it must not be taken at face value. Baschurch Parish Council would wish to be re-consulted if revised plans are submitted.

The applicant seeks to restrict the number of events to 15 per annum, but it is not clear how this will be policed. There is concern that this number will be "topped up" with private parties, balls and other events, as the applicant details these are already happening in their design and access statement. There is a very realistic probability that the amenity of nearby residents will be compromised by the traffic movements and noise generated by these events.

On the applicant's website, it shows that guests can leave their vehicles on site. Whilst this is sensible for those wishing to drink, it does serve to double up the number of traffic movements that the event will generate, as taxis will be required to take guests home, then further traffic movements will be generated to collect vehicles on subsequent days. This needs to be considered when the disruption to the local area is evaluated.

Baschurch Parish Council is aware that there have been planning breaches on this site recently and have grave concerns that any permission granted, whatever the conditions imposed, are likely to be breached by the applicant as they appear to have a poor history of compliance. Indeed, the applicant has recently held a wedding fayre at the location, charging the public for attendance. The applicant's website shows prices for the venue for 2019, 2020 and 2021, which would indicate that the venue has been operating for some considerable time without planning permission.

Whilst the Parish Council is sympathetic to the need for farm diversification, all things considered, this application is for an events space that is not compatible with a very rural, residential location and Baschurch Parish Council requests that the application be refused.

72/2022 (c) (Cont'd)

If permission is considered acceptable, then permission should only be granted for a short period of time to gauge impact, which should not be for a period longer than two years.

Planning Permission Granted

- 22/00676/FUL- Erection of a two storey extension to rear elevation at 2 Vicarage Croft, Baschurch, Shrewsbury, Shropshire.
- 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.
- 22/01073/FUL- Erection of a single storey side extension at 2 All Saints Way, Prescott, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 21/01967/OUT- Outline application (all matters reserved) for residential development of (up to) 14 dwellings at Land Adj 2 Moorland Cottages, Marton Road, Baschurch, Shrewsbury, Shropshire.

Any planning applications received since 26th April 2022 or any other planning issues.

There were none received.

73/2022 SHROPSHIRE LOCAL PLAN

The Local Plan which had been forwarded by Baschurch Parish Council would need to be reviewed and put forward to Shropshire Council for consideration by 1st June 2022. Cllrs Mrs W Lowdon would look and prepare further notes for the Chairman and Vice Chairman and submit to Shropshire Council. This was agreed by all. An e mail had been received from the Clerk at Ford Parish Council asking Parish Councillors to support their concerns in the Plan relating to rural areas. It was agreed that the Clerk respond to her and give Baschurch PC's support.

74/2022 HIGHWAYS AND STREET LIGHTING

- (a) Street Light Borrowdale, Church Road, Baschurch - Information had been received from residents living in the vicinity of Borrowdale that they had no objections to another street light being put in situ. *Resolved: Clerk to gain a quote for street light.*
- (b) Weston Lullingfields Street Lights - The Clerk stated she had received some concerns from local residents that they wished to be turned off earlier. The Clerk had contacted to electrical engineer who had spoken to some residents. This was discussed and the situation seemed to be resolved at this time.

75/2022 STANWARDINE NOTICEBOARD.

Cllr A Woodthorpe stated this matter had been discussed on several meetings. A report had been put together with an overview of all issues relating to this matter and forwarded to Parish Councillors. The report had been forwarded to a consultant in the field who agreed with all details and issues considered. It was proposed by him to move the noticeboard to the left and site it in this position. Place a sign for "Deep Water" and a throw line in its vicinity. This was seconded by Cllr D Sharpe and agreed by all present. Contractors would now be sought to carry out the work.

76/2022 BADGERS WAY PLAY AREA -There was nothing to report.

77/2022 RAILWAY STATION UPDATE

Cllr N Bardsley had asked as many Parish Councillors to attend the meeting to be held on 4th May 2022. It was discussed and agreed to hold a public consultation on the possible re-opening of the railway station. Councillors would invite local MP Helen Morgan to attend. Further enquiries to be made and arrangements for a public Meeting in July 2022. Mr S Bolding to be invited to the next Parish Council Meeting.

78/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £5,686.80 (which includes VAT) were put forward for approval. These were proposed by Cllr W Lowdon and seconded by Cllr A Woodthorpe and agreed by all.

003299	P. Birch Contracting Ltd (General Maintenance)	674.46
003300	P. Birch Contracting Ltd (Cemetery)	264.30
003301	A Howls Salary-April	1,378.20
003302	Inland Revenue-April	505.25
003303	P G Skips Ltd	44.68
003304	SALC Affiliation Fees	1120.66
003305	Zurich Parish Council Insurance (5yr Term Agreement)	1,699.25

Resolved: Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

Parish Council Insurance.

The Clerk stated that the Parish Council Insurance is a long term agreement until 1st June 2026. This was proposed by Cllr Mrs S Richards and seconded by Cllr J H Lloyd and agreed by all.

- (b) Appointment of Internal Auditor.

The Chairman proposed Mr B Townson be re-appointed as Internal Auditor for Baschurch Parish Council. This was seconded by Cllr Mrs S Richards and agreed by all

79/2022 CORRESPONDENCE -.

Cllr S Gregory- An e mail had been received tendering his resignation from the Parish Council.

- 80/2022 Cllr Mrs S Richards tendered her resignation from the end of this Annual General Meeting. Cllr B Welti thanked her for her hard work over the years and stated she would be sadly missed.

81/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.25pm. The next regular Parish Council Meeting will be held on Monday 6th June 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 6th June 2022