

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 4th JULY 2022
AT WESTON LULLINGFIELDS VILLAGE HALL.

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

The Parish Council Meeting commenced at 8.00 pm

102/2022 APOLOGIES - Cllrs B Welti, R Thomas & M Feline

103/2022 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]
There were none.

104/2022 COMMUNITY REPORT& PUBLIC QUESTION TIME

There was no community report.

105/2022 REPORT FROM SHROPSHIRE COUNCIL

Councillor Nick Bardsley reported as follows:

Planning

The public meeting will be on July 15th in the Corbet School Hall. There is an impressive list of VIP's committed to attend. The working group chaired by the Vice Chair, Cllr Andy Woodthorpe has been assiduous in organising leafletting and quite a number of large banners. I think we can expect a good turnout of local people including residents of many villages well beyond Baschurch itself.

There is still a great deal to be done before July 15th, notably securing the attendance of Cabinet Members. Cllr Dean Carroll will certainly be there and I'm hopeful the Cllr Ed Potter will too. Politically we have *all the main parties strongly in support* **but** Council officers are, I fear still indicating an inflexible approach to Shingler's anticipated planning application. I understand that the application is likely to be submitted around the middle of the month.

I will certainly "call it in" so that it has its best chance of being determined by the Northern Planning Committee rather than officers. Direct lobbying of Members of the Northern Planning Committee may well be required nearer the date when/if it appears on that Committee's agenda.

There are some key issues:

- Impact on the Local Plan process.
- longer term viability of the Station project
- the need in Baschurch for Affordable Housing and many minor but difficult problems, eg the status and future of the original signal box.

Highways

Dove Court

Mark Wootton's promised briefing notes for the Parish Council is still not available.

Multi Agency Group

The Parish Council was not represented at the March meeting of the Group when there was a significant discussion about how best to tackle *the serious issue of moving the existing pedestrian crossing* and how to alleviate road safety issues in Nobold.

The follow up meeting of the Group is on **July 14th at 8.30am (via Teams)**.

Replacement surgery/ new Medical Centre and Place Plan priorities

There is an opportunity to reassess the Parish Council's priorities in a review of these, preferably in conjunction with the appropriate Place Plan Officer, Mathew Mead. I wrote to him on June 22nd asking for a meeting with Parish Councillors and myself, but have yet to receive a response

STWA works in Baschurch

I'm afraid we have little influence over sometimes rather last minute extensions of road closures eg. Station Road.

But we know that the main Shrewsbury Road will be entirely closed to through traffic during the Summer break when both schools in Eyton Lane are closed.

I am concerned that an overrun into September in completing the works will make for very difficult conditions when the schools reopen.

In the meantime there is no definite plan (at the time of writing this report) for the 576 bus service. There are various options for an alternative service. I am pressing officers for a response.

106/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JUNE 2022

Cllr D Sharpe proposed and Cllr Mrs G Tomlins seconded that the minutes of the Parish Council meeting held on Monday 6th June 2022. This was confirmed as a true and correct record and agreed with one abstention and signed by the Chairman.

107/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JUNE 2022, NOT ITEMISED ON THE AGENDA

There was none.

108/2022 PLANNING

- (a) 22/02379/FUL – Change of Use E from agricultural building to residential dwelling (following the grant of prior approval under the schedule 2 Part 3 Class Q) at Upper Fenemere Farm, Myddlewood, Myddle, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after some discussion Cllr A Woodthorpe proposed to object to the application and Cllr J H Lloyd seconded this objection which was as follows:

“The barn forms part of the complex of what once was a working farm. The Farmhouse has been sold off and all the traditional brick buildings have been converted into individual houses and are in separate ownership. There is one remaining brick traditional building that has yet to be converted but apparently has approval as an annex and holiday let conversion. The only two remaining buildings on site that have not been converted are of a similar age and structure and very approximately about 40/50 years age. One would have been the machinery shed and the other, the barn the planning relates to. The building that extends from the barn has been converted to stables but again is of relative modern construction in comparison to the traditional building that have been converted.

The Barn

Baschurch Parish Council do not consider the building is of sufficient merit for its heritage or landscape value to be converted into a dwelling, they also believe that the amount of work necessary to convert it to a residential dwelling exceeds the criteria as set out in Sam Dev MD7A (1) which states that minimum rebuilding or alterations should be required to achieve the conversion of the original building into a dwelling. It has been stated that both internal walls will need to be built, a new roof, insulated walls erected on both the north and south sides, new window openings created, in effect only the original steel frame and breeze block wall on the west end will remain as the floor itself will need to be build up.

It is also of concern that the Structural Report was done in 2019, some three years ago and as stated then, there was already surface corrosion on the steel frame. This report has not been updated save by a submission of construction details and cross section plans. There was a desk top calculation indicating then that the structure was fundamentally sound enough for conversion but this should have been updated with proof, bearing in mind the considerable weight that the proposed design will have to carry with the large glass window and heavy insulated roof and solar panels.

Design and size.

A four bedroomed house is proposed and Baschurch Parish Council feel that for the available outside space and very limited parking available this is too large and will have a detrimental effect on the neighbouring properties which are of a more modest nature. In Baschurch Parish "Right home, right Place" report it was shown that there was a desire for smaller houses within the Parish. There is already one large house within this complex, so another is not required BPC are concerned whether there is sufficient space open per person in this development There is a mish mash of windows designs, pained, vertical windows and oblongs, so design would be out of keeping with the surrounding area Should the Planners grant permission, the recommendations made in the Structural report should be adhered to, especially in regard to the possible asbestos contamination.

Baschurch Parish Council feel that there is a danger of this former farm being overdeveloped with housing and that some of the more modern buildings could be better converted for other uses that would enhance the community that already live there.

Shropshire Council to be informed

- (b) 22/01953/FUL- Erection of replacement dwelling following demolition of existing dwelling (re-submission) at Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after some discussion he proposed to strongly object to the application. This was seconded by Cllr D Sharpe and agreed by all. Shropshire Council to be informed.

Baschurch Parish Council have considered the resubmitted application, and although there have been some material changes to the application, there is continuation of the previous applications legal arguments and overall scale of development. Therefore, Baschurch Parish Council's position remains unchanged and we continue to strongly object to development on this site for a development of this nature. 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 seems to be for market housing. For the avoidance of doubt, we have considered if there were reliance on a 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.

Therefore, if this becomes a matter during the consideration of this application, we 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.

There is significant mention of sustainable design within the design statement provided with the application, including the mention of 'Passivhaus Principles'. However, the details shown do not correspond with this, such as the wall thicknesses, and specific mention in the application of only double glazed units.

Should officers be minded to grant permission, Baschurch Parish Council request that
(i) 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.
(ii) the dwelling be required to secure Passivhaus Certification status, with certification of the design prior to start of construction works, and certification of the construction prior to occupation of the building, with both certifications to be by the Passivhaus Institute, Darmstadt or one of their UK accredited Passivhaus Certifiers.

- (c) 22/02634/VAR- Variation of condition No 10 attached to planning permission ref 21/00666/FUL to allow for a change in use class of the employment units at Former Shropshire Stone and Granite Warehouse Station Yard, Station Road, Baschurch Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after some discussion Cllr A Woodthorpe proposed to support the application with a request that permitted development rights are withdrawn. The Parish Council are very keen to keep the buildings to enable continued employment in the parish. This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council to be informed.

- (d) 21/05888/FUL –Erection of an essential workers dwelling including parking and amenity space at proposed essential workers dwelling north of Merrington , Bomere Heath, Shrewsbury. Shropshire.

This application was considered by the Northern Planning Committee on Monday 21st June 2022 no decision was made and it was adjourned until the meeting on 19th July 2022.

Any planning applications received since 27th June 2022 or any other planning issues.

- (e) 22/02837/FUL – Installation of roof mounted solar panels to existing garage , erection of garden building with solar panels (re submission) at Bank House, Walford Heath, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after some discussion Cllr Mrs W Lowdon proposed to support the application. This was seconded by Cllr D Sharpe and passed with one abstention. Shropshire Council to be informed.

Planning Permission Granted

- 22/02297/FUL- Erection of single storey extensions to front and rear and new pedestrian access at The Chestnuts, Church Road, Baschurch, Shrewsbury, Shropshire.

109/2022 CO-OPTION OF PARISH COUNCILLORS

The Chairman stated two applications had been received for the two vacancies. Both were in attendance and were able to state why they wished to become Parish Councillors.

After some discussion Cllr Mrs W Lowdon proposed and Cllr J H Lloyd seconded Mr Robert Jones for the Baschurch Ward and Stephen Pritchard as suitable candidates for the Weston Lullingfields Ward which was agreed by all. They were duly co-opted and signed the Declaration of Acceptance of Office which was countersigned by the Clerk.

110/2022 ELECTION OF REPRESENTATIVES TO SUB-COMMITTEES FOR 2022/23

Councillors discussed all sub committees and representatives

- a) Finance and General Purposes Committee (combining Community Infrastructure Levy Sub Committee) – Cllrs B Welti, A Woodthorpe, M Feline, Mrs A P R Budgen, J H Lloyd and the Clerk
- b) Cemetery Management – B Welti, J H Lloyd, Mrs W Lowdon, S Pritchard & Mrs A P R Budgen
- c) Amenity Green Spaces – (combining Cemetery planting, Toddlers Playground, & Recreation Ground)- Cllrs Mrs A P R Budgen, Mrs G Tomlins, J H Lloyd, M Feline, S Pritchard
- d) Rights of Way –(combining Highways & Street Lighting)-Cllr A Woodthorpe, Mrs G Tomlins, Mrs W Lowdon, R Jones, S Pritchard, M Feline

- e) Neighbourhood Planning Task & Finish Group –Cllrs B Welti, D Sharpe, Mrs W Lowdon & Mrs A P R Budgen
- f) Planning Committee Cllrs B Welti, A Woodthorpe, D Sharpe, Mrs A P R Budgen & Mrs G Tomlins

Election of Other Representatives

- a) Tree Warden/Snow Warden – Cllr J H Lloyd
- b) SALC Representatives – Cllrs Mrs A P R Budgen & Mrs W Lowdon
- c) Baschurch Village Hall Representative – Cllr R Thomas
- d) Baschurch Allotments Association – Cllr A Woodthorpe
- e) Housing Associations – Cllr S Pritchard
- f) Baschurch Multi Agency Group – Cllrs B Welti, Mrs A P R Budgen, Mrs W Lowdon & J H Lloyd
- g) Prescott Surgery Development Group – Cllrs B Welti & S Pritchard
- h) ABP Liaison Group – Cllr S Pritchard
- i) Helicopter Liaison Group – Cllr S Pritchard
- j) Railway Station Re-opening –Cllrs A Woodthorpe, B Welti, Mrs W Lowdon, Mrs A P R Budgen, M Feline & R Jones,
- k) Safety, Security & Technology (inc VAS & CCTV) –Cllrs A Woodthorpe, B Welti, M Feline & S Pritchard

111/2022 HIGHWAYS AND STREET LIGHTING

Pedestrian Crossing & Road Safety Issues. This was deferred until the September meeting.

112/2022 TREE SURVEY WITHIN THE PARISH

This was deferred until the next Meeting.

113/2022 RAILWAY STATION UPDATE

The Chairman, stated that the Railway Station Re-Opening Group had been working hard to set up the public Meeting to be held on Friday 15th July 2022 at the Corbet School. Any Councillors who could offer any assistance to the group on that evening would be most appreciated. It was very important that all Councillors attend if possible.

114/2022 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was nothing to report.

115/2022 INTERIM REVIEW OF POLLING DISTRICTS, POLLING PLACE AND POLLING STATIONS

The Clerk reminded Councillors of the information which had been forwarded to the Council from Shropshire Council and circulated concerning the proposal that Baschurch Village Hall being the Polling Station for the Polling District for Baschurch at future elections. This was discussed and considered and it was proposed to support the proposal by Cllr S Pritchard and seconded by Cllr J H Lloyd. This was passed with two abstentions. Shropshire Council Election Office to be informed

116/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £5105.17 (which includes VAT) were put forward for approval. These were proposed by Cllr W Lowdon and seconded by Cllr S Pritchard and agreed by all.

003315	Scottish Power	345.90
003316	Shropshire Council –Election Costs.	200.00
003317	P. Birch Contracting Ltd (General Maintenance)	674.46
003318	P. Birch Contracting Ltd (Cemetery)	264.30
003319	A Howls Salary-June	1,138.20
003320	Inland Revenue-June	400.10
003321	P G Skips Ltd	44.68
003322	A Howls Payment for banners Printed Today	158.80
003323	A Woodthorpe –Flyers Railway Campaign	229.09
003324	A Howls Expenses Jan/March	103.44
003325	Fencetree- V Green Trim Trees etc	1546.20

Resolved: Payment of the cheques was approved.

- (b) Other items of expenditure for consideration

Stanwardine Pool-Quote for re siting of the Noticeboard

Quotes had been received for work to re-site the noticeboard at Stanwardine Pool. Councillors discussed the quotes and it was agreed that the quote accepted to undertake the work was Fencetree with a quote of £725.15 + VAT. Proposed by Cllr J.H.Lloyd and seconded by Cllr M Feline.

117/2022 CORRESPONDENCE

- (a) E mail from Cllr T Feltus who informed Councillors of his resignation from the Council.
Resolved: Vacancy to be advertised by the Clerk.

118/2022 CLERK VACANCY

The vacancy for a replacement Parish Clerk was to be advertised over the summer period. After some discussion it was agreed that the Chairman, B Welti and Cllr M Feline would deal with the vacancy and interviews.

119/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.30pm. The next regular Parish Council Meeting will be held on Monday 5th September 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 5th September 2022