

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 5th SEPTEMBER 2022
AT BASCHURCH VILLAGE HALL.

Present: Councillors B Welti (Chair)
A Woodthorpe (Vice Chair)
Mrs W Lowdon
M Feline
R Thomas
D Sharpe
J H Lloyd
R Jones
Cllr N Bardsley Shropshire Council
Mrs A Howls Clerk.
Eleven members of the public

The Parish Council Meeting commenced at 7.30pm

125/2022 **APOLOGIES** - Cllrs Mrs G Tomlins, Mrs A P R Budgen & S Pritchard

126/2022 **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.

127/2022 **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 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 M Feline and agreed by all.

128/2022 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

There were no reports or questions.

129/2022 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley reported as follows:

PLANNING

Railway station for Baschurch

The public meeting on July 15th was very well attended and was a clearly a major success. The Planning Application for the proposed development has now been submitted, verified and published on the SC Planning website. Reference is: 22/03752/FUL

These are some of the key issues:

- impact on the Local Plan process
- longer term viability of the Station project and negotiation of an acceptable s.106 Agreement protecting all those with an interest, particularly the Parish Council and the wider community in North Shropshire

- the need in Baschurch for Affordable Housing
- the impact on residents of Baschurch, particularly those directly affected

and many minor but difficult problems, e.g. the status and future of the original signal box. I intend to “call in” the application after the Parish Council meeting on September 5th so that it has the best chance of being determined by the Northern Planning Committee rather than Officers.

I have received objections/concerns from a number of local residents, some of whom I would expect to attend Monday’s Parish Council meeting.

Place Plan and Right Home, Right Place

Parish Councillors and I had a first meeting with Mathew Mead, Place Plan officer on August 19th. He has a key role to play in agreeing Place Plan priorities with the Parish Council and in updating the local survey which establishes the need/demand for affordable housing.

HIGHWAYS

Dove Court

I’m pleased to attach an update report from Mark Wootton, received today:

“I apologise that I have not met the timescale in responding to you and Parish Council in good time prior to your meeting tomorrow evening. I fully understand also yours and Parish Council’s frustrations in the time that this matter has dragged on.

The circumstances regarding the adoption of Dove Court are complex and somewhat unusual in all my experience. The former developer company has been dissolved and the property is deemed subject to escheat to the Crown at common law. By long standing convention, properties that are subject to escheat fall to be dealt with by The Crown Estate and the company Burges Salmon effectively acts for the Crown.

It appears however that whilst the affected land sits with the Crown it does not seek to manage the estate. It appear evident therefore that it would be in the interests of the Crown to dispose of the land. We have established with Burges Salmon that the principle of transfer of the land in freehold interest can occur to an appropriate person or body. Clearly Shropshire Council (SC) would be regarded as an appropriate body in a land transfer negotiation.

In relation to the disposal of the Crown’s interests:-

- *The crown Estate can only sell the whole of the land subject to escheat in one transaction.*
- *Any sale would be subject to any mortgages, legal charges or other encumbrances which might exist against the former freehold interest and*
- *The Crown Estate is required by statute to achieve the best consideration, having regard to all the circumstances, for any disposal of such land.*

I do not consider that there is an issue with item 2 above and nor item 1 in terms of the land subject to escheat being dedicated as highway following transfer of the land to SC. Ordinarily the Council only require the land owners permission to dedicate the top surface to highway, but in discussions with legal we feel that SC would be required to gain ownership of the land to then subsequently carry out the remedial works to bring up Dove Court to an adoptable standard. Our view also is that the land has no intrinsic value other than it serves as a means of vehicular and pedestrian access to residential property and as a local highway authority we are seeking to establish the future maintenance of Dove Court as highway maintainable at the public expense. In such circumstances, I will be seeking further advice from the Council’s Estates Team in negotiations with Burges Salmon to understand any potential costs to transfer the land to SC and any risks to the Council.

With regard to the remedial works required to Dove Court, I have obtained via our term consultants a Bill of Quantities, which reveal a figure of just over £50k. This is within the current Bond that is in place, which sits at over £100k. As you are aware previously, at the time the original Section 38 was signed, the developer did not have full ownership and control for all the land to be dedicated to highway and I have discussed this matter in previous correspondence.

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In order to now progress this matter I will instigate discussion between Estates and Burges Salmon with regard to the potential for the land forming Dove Court to be purchased by SC. We would anticipate that any purchase price would be minimal as it has no intrinsic value and perhaps even a 'peppercorn'! In the meantime I will have further discussions with Legal officers regarding the 'calling in the Bond' based upon the legal Section 38 Agreement.

This will allow a Decision Report to be written to Senior Officers regarding the process, risk and recommendation regarding the adoption of Dove Court. Having regard to the delays in dealing with this long standing matter, I will endeavour to progress matters in a more timely manner and will update you on progress over the next 4-6 weeks.

MULTI AGENCY GROUP

Notes (prepared by me) from the meeting of the Group on July 14th are attached.

If the Parish Council is able to take a view on the key issues this evening we can hope to move forward.

REPLACEMENT SURGERY/ NEW MEDICAL CENTRE AND PLACE PLAN PRIORITIES

The Parish Council Chair will provide an update.

SEVERN TRENT WATER AUTHORITY WORKS IN BASCHURCH

I'm afraid that local residents experienced quite a number of difficulties over the extended period of road closures. The weeks chosen by STWA were intended to minimise inconvenience and it is hard to think of a better period of the year for undertaking this major work in renewing at the principal water main. The main roads were fully reopened on Monday September 5th.

130/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th JULY 2022

Cllr J H Lloyd proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 4th July 2022. This was confirmed as a true and correct record and agreed with two abstention and signed by the Chairman.

131/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th JULY 2022, NOT ITEMISED ON THE AGENDA

There was none.

132/2022 MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING HELD ON MONDAY 9th AUGUST 2022

Cllr J H Lloyd proposed and Cllr R Jones seconded that the minutes of the Parish Council meeting held on Monday 9th August 2022. This was confirmed as a true and correct record and agreed with two abstention and signed by the Chairman.

133/2022 MATTERS ARISING FROM THE MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING HELD ON MONDAY 9th AUGUST 2022, NOT ITEMISED ON THE AGENDA

There was none.

134/2022 PLANNING

8.05pm The Chairman then handed over the next part of the meeting to be dealt with by the Vice Chairman.

- (a) 22/03806/TCA- To fell one Scots Pine at Church Cottage, Church Road, Baschurch, Shrewsbury, Shropshire within Baschurch Conservation Area.

Cllr A Woodthorpe outlined the application and after some discussion he proposed to support it and Cllr J H Lloyd seconded this. All were in agreement. Shropshire Council to be informed.

- (b) 22/03752/FUL- Erection of forty-eight dwellings across three phases with associated access roads, Parking and landscaping, including provision of land for train station car park at land at Melville House, Station Road, Baschurch, Shrewsbury. Shropshire.

8.15pm Cllr A Woodthorpe proposed Standing Orders were suspended which was seconded by Cllr J H Lloyd and agreed by all.

Members of the public then gave views and concerns they had in relation to the application. A representative from Shingler Homes was in attendance and answered some of the queries.

8.40pm Cllr A Woodthorpe proposed Standing Orders were re-instated which was seconded by Cllr J H Lloyd and agreed by all.

After much discussion Cllr A Woodthorpe proposed the Parish Council support the application this was seconded by Cllr M Feline and agreed by all and the following comments were to be forwarded to Shropshire Council.

Nature of the Site

Within the emerging Local Plan Review, the site is mostly surrounded by the village development boundary with little link to open countryside. On the ground the site is mostly surrounded by development on all four sides. The site appears as a logical infill site which will assist Baschurch in achieving its housing targets whilst also providing significant local benefits (as described below)

Affordable Housing Numbers

The provision of 20% affordable housing (where adopted policy requires 15% and the emerging policy requires 10%) would significantly benefit local people in need of housing

The scheme includes 1 bedroom affordable units which are identified as being much needed within the village by the Housing Officer.

Mix of housing

A mix of 3 one-bed, 13 two-bed, 15 three-bed and 17 four-bed homes is proposed. The last Right Home, Right Place survey indicated the most popular 'next move' by responders was to downsize, so Baschurch Parish Council welcomes the choice and number of 2 and 3 bed open market properties.

Land for Baschurch Railway Station Car Park

The provision of land for the Baschurch Station car park is a one-off chance to secure the future of the railway station. It is a key aspiration of the Parish Council to re-open the train station and this is an integral part of the project. Without this land for the car park the chance of the re-opening is lost. A leading railway planning expert, Dr Nigel G Harris described the plan to re-Baschurch Station as a 'perfectly sensible plan'. A previous feasibility study deemed the station not viable as the catchment area wasn't large enough. Baschurch Parish Council believes the provision of sixty car parking spaces expands the catchment area to make the station feasible, providing benefits of improved public transport which will reduce the carbon footprint in Baschurch and neighbouring parishes.

On Friday 15th July 2022, a public consultation event was held in Baschurch to discuss the proposals to reinstate the railway station. The event was very well attended by over 250 people, with an overwhelmingly positive response.

Footways and Highways

Another key objective of Baschurch Parish Council is to tackle a traffic pressure point and improve road safety around where the schools are situated in Baschurch. This application makes provision of the first stage of a road link to Eyton Lane enabling a future road to be constructed to alleviate school traffic and congestion around Eyton Lane, its junction with the B5067 Shrewsbury Road and the Shrewsbury Road and B4397 Station Road junction.

This proposed development will improve pedestrian connectivity and safer walking routes into the village and to the potential reopened railway station, both westerly towards Station Road Crossroads and southerly onto Eyton Lane.

Considerations

We ask that the Ecology report is updated to reflect the presence of Japanese Knotweed.

Summary

Baschurch Parish Council fully endorse the comments made and rationale provided in the Planning Statement attached to the planning application.

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

There was none

Planning Permission Granted

- 22/02837/FUL- Installation of roof mounted solar panels to existing garage; erection of garden building with solar panels (re-submission) at Bank House, Heath, Shrewsbury, Shropshire.
- 22/02917/FUL- Erection of a single storey side and rear extension and new porch at Lovel Hollow, Church Road, Baschurch, Shrewsbury Shropshire.
- 22/03175/FUL- Erection of a double garage with link extension to dwelling at Marne House, Station Road, Baschurch, Shrewsbury, Shropshire.

134/2022 (Cont'd)

- 22/03195/FUL- Erection of a double garage at Holly View, Station Road, Baschurch, Shrewsbury, Shropshire.
- 21/05888/FUL-Proposed essential workers dwelling including parking and amenity space north of Merrington, Bomere Heath, Shropshire

135/2022 CO-OPTION OF PARISH COUNCILLORS

The Clerk stated that the vacancy had been advertised by Shropshire Council and no one had put forward for an election therefore the Parish Council could now Co-opt a Councillor

136/2022 RIGHT HOME/RIGHT PLACE

The Chairman stated that there was a need to carry out the above survey as it would ascertain what the village needs were and would assist in discussing future planning applications. He proposed that the Parish Council instruct Shropshire Council to go ahead and carry out the survey. This was seconded by Cllr M Feline and agreed by all.

137/2022 HIGHWAYS AND STREET LIGHTING

- (a) Pedestrian Crossing & Road Safety Issues.
The Pedestrian Crossing location was discussed by Councillors and although some suggestions were put forward it was felt that there was a need to discuss its location in more depth. This was to be discussed at the next Multi Agency group meeting and discussed further at Parish Council at a later date.
Councillors did acknowledge residents of Nobold had complained of traffic problems in their area of the village and the Parish Council had placed a Vehicle Activated sign in their vicinity but this needed to again be discussed further.
- (b) Temporary Road Closure- B5067 and Land adjacent to Ivy Cottage, Walford Heath, Nr Baschurch between Saturday 1st October 2022 and Sunday 2nd October 2022 for installation of pipework by Severn Trent Water.
- (c) Temporary Road Closure- Baschurch Level Crossing between 27th & 28th October 2022 between 2200hrs and 0400 hours for Signal and Telecoms Testing by Network Rail.
- (d) Temporary road closure at Jubilee Bridge on Wednesday 14th September 2022 between 9.30am and 4.00pm for an Inspection of the bridge.
- (e) Temporary Road Closure- B4397 at Ruyton XI Towns (Church Street, Little Ness Road) Closed from Monday 19th –Friday 30th September 2022 for road improvements to be carried out. Work will be carried out from 9.30am-2.45pm on weekdays and 7.00am-5.00pm on weekends. (Work since Cancelled)

138/2022 TREE SURVEY WITHIN THE PARISH

This was deferred until the November Meeting.

139/2022 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was nothing to report.

140/2022 PRIMARY CARE PRESCOTT SURGERY

The Chairman, stated that the business plan for the Doctors surgery was to be looked into by staff from the Prescott Surgery. The Parish Council had agreed some time ago to assist

them with the funding of a business plan which they needed to undertake before anything further could be decided upon. Cllr B Welti proposed £4,000.00 to be granted to the Prescott Surgery. This was seconded by Cllr W Lowden and agreed by all. Councillors would be updated on its progress at future Council meetings.

141/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £10,467.65 (which includes VAT) were put forward for approval. These were proposed by Cllr M Feline and seconded by Cllr J H Lloyd and agreed by all.

003336	Scottish Power	345.90
003337	Railway Consultancy	953.34
003338	P. Birch Contracting Ltd (General Maintenance)	674.46
003339	P. Birch Contracting Ltd (Cemetery)	264.30
003340	A Howls Salary-August	1138.20
003341	Inland Revenue-August	400.10
003342	P G Skips Ltd	55.85
003343	Highline Electrical Ltd	84.00
003344	A Howls Expenses April/May/June	128.72
003345	Bas Playground Trust –Donation Insurance	1622.78
003346	Primary Care – Dr Surgery (Business Plan)	4,800.00

Resolved: Payment of the cheques was approved.

(b) Other items of expenditure for consideration

Donation to Baschurch Playground Trust

The Clerk requested a donation of £1622.78 to be donated to the Playground Trust which would cover their insurance costs. This was proposed by Cllr J H Lloyd and seconded by Cllr Mrs A P R Budgen and was agreed by all.

Finance & General Purposes Meeting-

Date to be held on Monday 19th September 2022. Clerk to send out final details.

142/2022 CORRESPONDENCE

- (a) E mail from resident from Weston Lullingfields requesting a replacement notice board be provided for residents of Weston Lullingfields.

143/2022 CLERK VACANCY

This was dealt with under exempt minutes.

144/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.50pm. The next regular Parish Council Meeting will be held on Monday 3rd October 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 3rd October 2022