

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 3rd OCTOBER 2022
AT BASCHURCH VILLAGE HALL.

Present: Councillors B Welti (Chair)
A Woodthorpe (Vice Chair)
Mrs G Tomlins
M Feline
R Thomas
Mrs A P R Budgen
J H Lloyd
R Jones
Cllr N Bardsley Shropshire Council
Mrs A Howls Clerk.
No members of the public

The Parish Council Meeting commenced at 7.30pm

145/2022 APOLOGIES - Cllrs Mrs W Lowdon, D Sharpe & S Pritchard.

146/2022 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.

147/2022 COMMUNITY REPORT& PUBLIC QUESTION TIME

Cllr Mrs A P R Budgen reported that the lighting at the Tennis Courts in Church Road needed reflectors as it was causing extreme difficulty driving from the Stanwardine direction. *Resolved:* Cllr B Welti, the Chairman stated he would speak to persons concerned.

148/2022 REPORT FROM SHROPSHIRE COUNCIL

Councillor Nick Bardsley reported as follows:

PLANNING

Railway station for Baschurch

There have been several meetings public meeting of the campaign group and other ad hoc meetings too. There was a particularly productive meeting at Shinglers on Friday afternoon. I will enlarge during the discussion of item 14 on your agenda.

Place Plan and Right Home, Right Place

I have raised questions with Mathew Mead about the timing of the survey- but as yet have not had a response. I'm chasing.

Greenacres Farm,Fenemere: Planning Application 21/04211/FUL

After a lengthy delay, following the planning Committee meeting on 1st March the MON document has been published on the Planning Website. (Copy attached)

148/2022 (Cont'd)

There is an important role for Parish Councillors (and hopefully me too) to play in the progress of the development.

HIGHWAYS

Dove Court

No further update from mark Wooton- but I have spoken to him informally reminding him of the importance of maintaining momentum.

MULTI AGENCY GROUP

I'm hoping we can schedule a meeting this month, probably either Tuesday 18th or Thursday 20th October 2022

REPLACEMENT SURGERY/NEW MEDICAL CENTRE AND PLACE PLAN PRIORITIES

The Parish Council Chair will provide an update.

149/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th SEPTEMBER 2022

Cllr J H Lloyd proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 5th September 2022. This was confirmed as a true and correct record and agreed with two abstention and signed by the Chairman.

150/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th SEPTEMBER 2022, NOT ITEMISED ON THE AGENDA

- (a) Pedestrian Crossing & Road Safety Issues. 137/2022(a) refers
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 or another location by a professional study to be undertaken by a planning specialist. This was to be discussed at the next Multi Agency group meeting
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 to look at what traffic enforcement was needed.

151/2022 PLANNING

7.50pm The Chairman then handed over the next part of the meeting to be dealt with by the Vice Chairman.

- (a) 22/03955/FUL- Erection of a single storey extension at Mission Cottage, Yeaton, Baschurch Shrewsbury
Cllr A Woodthorpe outlined the application and after some discussion he proposed to support it and Cllr M Feline seconded this. All were in agreement. Shropshire Council to be informed.
- (b) Planning Appeal
21/01967/OUT- Outline Application (all matters reserved) for residential development for up to 14 dwellings at Land adjacent to 2 Moorland Cottages, Marton Road, Baschurch, Shrewsbury, Shropshire.

After much discussion Cllr A Woodthorpe proposed the Parish Council forward further information for the attention of the appeal as below. This was seconded by Cllr Mrs A P R Budgen and agreed by all. These comments will be forwarded to the Planning Inspectorate.

“Baschurch Parish Council would like add further commentary to the appeal

Much is made in the appeal of the granted permission in 2012 setting a precedent. Baschurch Parish Council objected to that application. None of the concerns it highlighted then have ever been addressed, and it feels the Shropshire Council Decision to grant permission in 2012 was incorrect.

All comments made relating to this application which Baschurch Parish Council objected to remain pertinent and we note they have not been adequately answered.

In addition

Acoustic barrier.

The railway line sits higher than the development site. In order for the proposed acoustic barrier to be effective it will have to be of significant height, therefore making the proposed housing on the western side feel somewhat closed in.

Highways

The applicants have provided a Transport Appraisal which is seriously flawed. The traffic survey for the Transportation report was done during the first week of summer holidays, so the data is not representative of a normal week. It states in section 2.1.3 the speed limit is 40mph. That is factually incorrect, it is 30mph.

It also stated in section 2.1.3 the average vehicle speed is 30 mph, please note that is the mean average, which will be reduced significantly by cycles or vehicles turning nearby, plus being slowed by the level crossing, thus distorts the statistics. The 85%tile is a much fairer representation where the average speed is 35.2, some 5mph over the speed limit. A significant number of vehicles travel well in excess of the speed limit despite the level crossing being situated around 150 yards away.

Section 2.4.2 - the photograph is at least 10 years old. Please note the hedge on the far side of Belle View is now significantly larger and compromises visibility. That photo also shows a car legally parked at the far side of the junction which also compromises visibility. With a normal sized car which is not encroaching onto Marton Road, the visibility claimed to the east is dubious. Photograph 10 in Photos in the original application is taken from the nearside of the junction close to the main road, so does not give an accurate representation of the lack of visibility.

Ownership of the splay marked on the drawings will need to be established.

For further information, refuse vehicles currently have to reverse down Belle View for refuse collection, this is clearly dangerous and will be made even more dangerous with the addition of 14 dwellings at the far end of Belle View.

From the above Baschurch Parish Council deems the impact on highway safety as unacceptable, which is in direct conflict with Shropshire Council Highways statement of 20/10/21.

Baschurch Parish Council also understand that Belle View residents at least part own this unadopted road. Thus, access rights for traffic relating to the development should be negotiated prior to this planning application being determined, in order to save residents future litigation costs. Should this application be granted Belle View should be brought up to standard highway specification (with drainage) and adopted by Shropshire Council prior to the commencement of works, as construction traffic will ruin the existing surface and all conditions mentioned in the Highways & Transport Memorandum of June 2021 should be stringently adhered to.

Design

The design and access statement makes great play of the application being up to 14 dwellings which is irrelevant. If consent is granted for up to 14, no discharge of consent condition could impose a lower number.

If the previous planning application is so material to this new outline application, then if any appeal is granted the number of dwellings should be limited to 11, and the size of them in terms of gross internal floor area, should be limited to a similar level.”

Any planning applications received since 24th September 2022 or any other planning issues.

There was none

Planning Permission Granted

- 22/03590/VAR- Variation of condition 3 (materials) attached to planning permission 21/04680/FUL dated 26/11/2021 at 32 The Wheatlands, Baschurch, Shrewsbury, Shropshire.
- 21/04211/FUL- Erection of a supported living development for adults with learning disabilities. To comprise a single storey building to provide eight dwellings along with communal areas and staff facilities, car parking and landscaping at Greenacres Rural Training Centre, Fenemere Lane, Fenemere Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 22/02379/FUL- Change of Use from agricultural building to residential dwelling (following the grant of prior approval under schedule 2 part 3 ClassQ) at Upper Fenemere Farm, Upper Myddlewood, Myddle, Shrewsbury, Shropshire.
- 22/02255/FUL- Application under Section 73A of the Town and Country Planning Act 1990 for the extension of existing commercial use to include additional three aggregate bays, outside storage of bricks, pallets and digger buckets, retention of existing caravan for daytime staff welfare, Provision of 6 skip bays, parking of agricultural equipment, plant and machinery, siting of toilet block, provision of screening area for soil/rubble, 6 parking bays for HGV'S/plant, construction of 2.5m soil screening bund at Commercial Unit, Ruyton Road, Baschurch, Shrewsbury, Shropshire.

152/2022 CO-OPTION OF PARISH COUNCILLOR

The Clerk stated that no person had come forward to apply to be considered for the position.

153/2022 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure –Baschurch Level Crossing, Station Road, Baschurch between Saturday 25th February 2023 & Sunday 26th February 2023 for investigation work s to level crossing to be carried out between 23.55hrs and 09.55hrs by Network Rail Infrastructure Ltd.
- (b) Temporary Road Closure- B5067between Walford Heath and Baschurch on Thursday 6th October 2022 and Friday 7th October 2022 between 9.30am and 2.45pm both days To carry out road improvements.

154/2022 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The work to be carried out at the skate park will be done this month,

155/2022 RAILWAY STATION UPDATE

Cllr A Woodthorpe stated the Group were waiting the outcome of the planning application for the station car park. They had also put together a constitution. Cllr Matt Feline was putting the project plan on the website. He thanked all members of the Parish Council that had assisted the group to be set up and make progress.

156/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £3919.07 (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.

003347	Highline Electrical Ltd	118.80
003348	Cancelled	
003349	Scottish Power	345.90
003350	P. Birch Contracting Ltd (General Maintenance)	674.46
003351	P. Birch Contracting Ltd (Cemetery)	264.30
003352	A Howls Salary-September	1138.20
003353	Inland Revenue-September	400.10
003354	PKF Littlejohn (External Auditor)	360.00
003355	PG Skips Ltd	44.68
003356	Scottish Power	334.92
003357	A Howls Expenses July/Aug/Sept	133.92
003358	Mr.A Woodthorpe- Leaflets Railway Project	103.79

Resolved: Payment of the cheques was approved.

(b) Other items of expenditure for consideration

Notice Board-

A request had been made by local resident that the wooden noticeboard in Weston Lullingfields was in disrepair and needed replacing. Councillors discussed the request and after much discussion agreed that the noticeboard at Stanwardine could be re-sited at Weston Lullingfields.

External Audit 2021/22

Annual Accounts -The Clerk stated that the Annual Audit had now been completed and returned to the Council from the External Auditors and was all in order.

The Notice of Public Rights and publication of Unaudited Annual Governance and Accountability Return for accounts for year ending 31st March 2022 was announced on Monday 13th June 2022. The notice of conclusion of audit and annual Governance and accountability return for year ending 31st March 2022 was announced on 30th September 2022. These were announced on the Noticeboard in the Village and on the Parish Council web site.

The Internal Auditors Report had been circulated.

Finance & General Purposes Meeting- Date to be held on Tuesday 1st November 2022

157/2022 CORRESPONDENCE

There was no correspondence.

158/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.05pm. The next regular Parish Council Meeting will be held on Monday 7th November 2022 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 7th November 2022