

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 7th NOVEMBER 2022
AT BASCHURCH VILLAGE HALL.

Present: Councillors B Welti (Chair)
A Woodthorpe (Vice Chair)
Mrs G Tomlins
Mrs W Lowdon
R Thomas
Mrs A P R Budgen
J H Lloyd
R Jones
S Pritchard
Cllr N Bardsley Shropshire Council
Mrs A Howls Clerk.
Four members of the public

The Parish Council Meeting commenced at 7.30pm

159/2022 **APOLOGIES** - Cllrs M Feline & D Sharpe

160/2022 **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]

Cllr Mrs A P R Budgen declared an interest in item 165/2022(b) & (c) -22/04487/FUL-Erection of side extension: removal of internal studwork walls, WC, Boiler, hot water cylinder and external flue; form new opening in existing wall to create link to existing lounge: relocation of existing log burner and flue to abut lounge wall; infilling existing window aperture and new build in storage at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire and 22/04488/LBC-Erection of side extension: removal of internal studwork walls, WC, Boiler, hot water cylinder and external flue; form new opening in existing wall to create link to existing lounge: relocation of existing log burner and flue to abut lounge wall; infilling existing window aperture and new build in storage affecting a Grade II Listed Building at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire.

161/2022 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

A representative from All Saints Church, Church Road, Baschurch attended the meeting and informed Councillors of the Porch pantry which is held in the porch of the church and has non-perishable items which are donated by any local parishioner and is available for any local person who is in need. It is completely anonymous. It has already been quite a success and another one is opening at Holy Trinity Church Weston Lullingfields. The Chairman thanked her for her attendance and asked to be kept in touch with its progress.

Cllr Mrs A P R Budgen reported that earlier that day the Vice Chairman, Cllrs and the Clerk had attended the Cemetery where a certificate had been presented to Derwen College Walford staff and students who had been involved in Garden maintenance in the Cemetery and the roundabout as you enter the village from Walford for which the Parish Council were very grateful for. Cllr Mrs Budgen later attended the Walford College to see the other work the Derwen group had undertaken for the community.

Councillor Nick Bardsley reported as follows:

Planning

Railway station for Baschurch

The most recent meeting of the Transport group was on November 3rd. Cllr Dean Carroll (Cabinet Member for Planning) was able to attend and provide an update on the progress of the planning application (22/03752/FUL). He is of the view that the Officer recommendation will be “neutral”, probably recommending refusal “on balance” but recognising that Members of the Northern Planning Committee could well take a different view and grant planning permission. The application is not on the agenda for the November meeting of the Committee (November 8th) and is *unlikely to be on the Committee’s Agenda for the December meeting. Most likely to be determined in January 2023.*

Place Plan and Right Home, Right Place

Members of the Group have been hard at work adding survey responses to the fairly small (24) number previously submitted on line. The bulk of these new responses (40) are paper copies, which I am delivering to Shirehall on Wednesday 9th. These will be processed via a somewhat cumbersome procedure but should still be part of an updated report in time for the Committee meeting in January. The delay until January *does allow further time* to generate additional responses. There is an option for the Parish Council itself to commission a survey. Cllr Dean Carroll raised this with Officers immediately after the meeting on November 3rd.

He and I had a response on Friday 4th: We will try our best to get you a cost by Monday, but it would be useful if you could clarify a few points for us:

- When were you thinking of conducting the survey?
- Who were you expecting to input the survey responses?
- Does the parish council require the marketing support that RHRP provides to parishes when it conducts a housing needs survey? We have found that this is an essential part of the process to help the response rate.
- If you’re hoping to conduct a survey and have a report to use as part of the current planning application, it is unlikely you will receive this until the end of January at the earliest. I think the projected time scale probably rules out this option.

Application 21/01967/OUT Land adjoining 2 Moorland Cottages

The Parish Council considered this application in October. It had strong objections. It appears that in recent weeks, “development” has begun. Enforcement action has commenced.

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

No action, so far as I am aware, has been taken to set up the Liaison Group and there is no indication as to when the development might begin on site. I have asked Officers when this might be.

Highways Dove Court

No further update from Mark Wootton. I have reminded him, again, of the importance of maintaining momentum.

Enforcement of planning conditions

I had expected a tightening of follow ups/enforcement of planning conditions with the new approach adopted following the appointment of Tracy Darke. Unfortunately some long standing problems appear still to be stuck "in the long grass". Parish Councillors (and I) then have to try to explain the lack of action to unhappy Baschurch residents! I am raising this with the appropriate Cabinet members.

Multi Agency Group

The most recent meeting took place on October 18th. Minutes attached.

576 bus service

SC has recently re-tendered the service which operates on a subsidised basis. The existing contract is held by Arriva. The new service provider is Tanat Valley Coaches. The company already has other contracts with SC, mainly in the Oswestry area. The new service begins on Saturday December 3rd. Timetable and routes are unchanged.

Councillors discussed the CIL monies with Cllr Bardsley and asked why there was no list distributed to Councils as to how the money is generated and broken down into each Neighbourhood Fund. Cllr Bardsley stated he would look into this and report back to Parish Council.

163/2022 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd OCTOBER 2022

Cllr J H Lloyd proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 3rd October 2022. This was confirmed as a true and correct record and agreed with two abstention and signed by the Chairman.

164/2022 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd OCTOBER 2022, NOT ITEMISED ON THE AGENDA

Tennis Court Lighting Church Road, Baschurch {Minute 147/2022} 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. Cllr B Welti, the Chairman had spoken to members of the Tennis Club and resolved the situation.

165/2022 PLANNING

8.10pm The Chairman then handed over the next part of the meeting to be dealt with by the Vice Chairman.

- (a) 22/04470/FUL - Erection of ground floor wheelchair accessible bedroom and en-suite, wheelchair access to family living area, kitchen and garden, level access in and out of dwelling and hardstanding for wheelchair accessible vehicle at 10 The Wheatland's, Baschurch, Shrewsbury, Shropshire.

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

8.15pm Cllr Mrs A P R Budgen left the meeting.

- (b) 22/04487/FUL-Erection of side extension: removal of internal studwork walls, WC, Boiler, hot water cylinder and external flue; form new opening in existing wall to create link to existing lounge: relocation of existing log burner and flue to abut lounge wall; infilling existing window aperture and new build in storage at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire.

- (c) 22/04488/LBC-Erection of side extension: removal of internal studwork walls, WC, Boiler, hot water cylinder and external flue; form new opening in existing wall to create link to existing lounge: relocation of existing log burner and flue to abut lounge wall; infilling existing window aperture and new build in storage affecting a Grade II Listed Building at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after much discussion he proposed to forward a neutral response to the application. However, he gave concerns about the extension to the North housing the utility room. This property has been considerably extended over the years from its original size

Should the application be supported then it is considered important that a condition should be attached that ensures that the property cannot be sold off as a separate entity thus ensuring proper control of the development and to avoid any future fragmentation of the cartilage.

The Heritage Officer should be consulted as to the appropriateness of this application, its design and build should be in keeping with a heritage asset, whilst appreciating some modernisation is required so the building can continue to be enjoyed and cherished. This was seconded by Cllr Russell and passed with one abstention. Shropshire Council to be informed.

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

- (d) 22/04204/TCA –Reduce crown by 4.5m and overhanging branches by 3m of one sycamore within Prescott Conservation area at Poppy House, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after discussion with Councillors he proposed to object to the application with concerns regarding this large scale reduction of a tree where there is an absence of expert opinion stating that this is necessary. We note the applicant doesn't appear to be the owner of the tree. Looking at the aspect, the tree presently (with its current size) reduces the amount of light to the applicant's house on All Saints Way. Being a relatively new development of only approx. 5 years, the tree would have been present and a similar size when the property was purchased.

This was seconded by Cllr S Pritchard and agreed by all. Shropshire Council to be informed.

- (e) 22/04728/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 discussion with Councillors he proposed to strongly object to the application. We note this is the fourth application within two years with basically the same proposal – our stance has not changed. 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 design and access statement of this application suggests that applicant occupies the current dwelling, which Baschurch Parish Council question. It is the view of Baschurch Parish Council that the agricultural operation is not significant enough to require this level of on-site staffing and 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.

Should officers be minded to grant permission, Baschurch Parish Council

i) request that 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 Institut, Darmstadt or one of their UK accredited Passivhaus Certifiers.

This was seconded by Cllr Mrs A P R Budgen and agreed by all. Shropshire Council to be informed.

- (f) 22/0812/OUT- Outline application (all matters reserved) for the erection of three detached dwellings at Proposed residential development south of Laburnum Cottage, Prescott Road, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after discussion with Councillors he proposed to object to the proposed development on the following grounds;

Baschurch Parish Council object to this proposed development which sits mostly outside of the village development boundary and partly within the Prescott conservation zone. Highways will need fully consulting regarding the exit very close to the Prescott mini roundabout, considering that access would be down a long narrow lane suitable for only one car – a car waiting to access the lane would cause a danger on the main road. We see little community benefit in having another group of 4 bedroom houses. Should a proposal offer some practical solutions to anticipated highways issues and offers a mix of houses / bungalows more in keeping with village requirements, Baschurch Parish Council may look at more positively?

Cllr J H Lloyd seconded the proposal which was agreed by all. Shropshire Council to be informed.

- (g) 22/04850/FUL –Two storey extension to side and rear. Erection of new carport and associated external works at Rose Cottage, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the application and after discussion with Councillors he proposed to maintain a neutral stance on this application on the grounds that it will make the house more suitable for modern day living. Baschurch Parish Council have concerns regarding the application which they would like the Heritage Officers to consider with care as the property lies within the Conservation Area.

Their concerns are that this property has already almost doubled its original size and the application seeks to enlarge it yet further making it considerably more than its original size.

The proposed extension extends very close to the property north of the boundary and it is possible that it might deprive it of light. Some of the proposed designs appear to be a mismatch – colour to be agreed seems to be a recurring statement on the application, Baschurch Parish Council respectfully suggest that is fundamental to the property being in keeping with the local area.

The driveway that the proposed entrance is to be created onto is extremely narrow and the Highways should be consulted as to its safety. The white gravel finish and the paved area are not appropriate in a conservation area.

This was seconded by Cllr Mrs A P R Budgen and agreed by all. Shropshire Council to be informed.

Any planning applications received since 31st October 2022 or any other planning issues.

There was none

Planning Permission Granted

- 22/03955/FUL- Erection of single storey extension at Mission Cottage, Yeaton, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

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

166/2022 CO-OPTION OF PARISH COUNCILLOR

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

167/2022 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure –Adjusting timings – Baschurch Remembrance Parade on Sunday 13th November 2022 Shrewsbury Road (between Prescott Court and Nobold) and Nobold will be closed for short durations between 10.15 am and 11.30am. Road will be re-opened when safe and appropriate to do so.

The Clerk had been contacted by the Royal British Legion representative who had stated that for several years the Parade had been organised by them and also application for road closure, written assessments and used the Branches Public liability insurance cover. They had now been directed from their Headquarters that Remembrance events are now civic events supported by the Royal British Legion and they are therefore not authorised to submit applications for road closures and their insurers will not provide public liability cover. This year the Clerk has arranged for public liability to be provided on the Parish Council insurance for Remembrance Sunday parade.

- (b) Temporary Road Closure- onB4397 Ruyton XI Towns on 6th February 2023 by Open Reach to erect a pole.
- (c) Temporary Road Closure-Baschurch Level Crossing Station Road, Baschurch between 2300hrs and 0900hrs on 21st-22nd January 2023 to carry out track inspections.

168/2022 RECREATION GROUND/HEDGES & GATE

Cllr J H Lloyd reported that the gate post at the entrance to the football field was broken and needed to be repaired. Councillors agreed that the Clerk contact Fencetree to repair. He also reported that the hedge around the football field and along Eyton Lane needed Trimming. He had already arranged for this to be done.

169/2022 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was nothing to report.

170/2022 RAILWAY STATION UPDATE

Shropshire Cllr N Bardsley had given an update on this in his report.

171/2022 FINANCES

- (a) Cheques for Approval – The following cheques totalling £2849.74 (which includes VAT) were put forward for approval. These were proposed by Cllr R Jones and seconded by Cllr J H Lloyd and agreed by all.

003359	P. Birch Contracting Ltd (General Maintenance)	674.46
003360	P. Birch Contracting Ltd (Cemetery)	264.30
003361	P Birch Contracting Ltd (Stanwardine Pool)	80.00
003362	A Howls Salary-October	1138.20
003363	Inland Revenue-October	400.10
003364	PG Skips Ltd	44.68
003365	Royal British Legion Donation	50.00
003366	SALC Training – Managing Projects Cllr Woodthorpe	30.00
003367	Highline Electrical	168.00

Resolved: Payment of the cheques was approved.

(b) Other items of expenditure for consideration

Report from the Finance & General Purposes Meeting

The subcommittee met on Monday 31st October 2022 at Baschurch Fire Station. A breakdown of up-to-date finances had been circulated to Councillors.

Baschurch Junior Football Club.

A contract had been looked at between Baschurch Junior Football Club and the Parish Council. It was decided that the one viewed and put forward was not suitable. The Clerk was putting forward another contract often used by local councils and to be discussed by Parish Council.

Cemetery Fees

The Cemetery Fees were discussed and it was agreed to increase the fees from 1st January 2023 as handed out and discussed in the meeting. This was proposed by Cllr A Woodthorpe and seconded by Cllr J H Lloyd and agreed by all.

Donations

Future donations were discussed and it had been proposed by the Finance & General Purposes Meeting to ringfence some monies from the Business Account towards aged parishioners and parishioners in distress.

Traffic Improvements

Cllr A Woodthorpe reported that he had made a request for monies to pay for another Pole to be positioned on Ruyton Road to allow another speed visor to be placed there.

This was discussed and proposed by Cllr M Feline and seconded by Cllr J H Lloyd. This was to be discussed with Shropshire Council.

Traffic Improvements in the village and also footpath at Nobold was discussed and it was agreed that a Traffic Consultant be contacted to look into these matters.

Prescott Surgery

The Chairman would consult with the medical practice to see how this was progressing. The Parish Council had already earmarked £16,000.00 towards the project.

Railway Group

The Parish Council had earmarked £20,000.00 towards the progress of the project.

The Clerk stated she needed an i pad for use at the Parish Council Meetings. Cllr Mrs A P R Budgen proposed this purchase of up to£1,000.00. This was seconded by Cllr J H Lloyd and agreed by all.

172/2022 CORRESPONDENCE

An e mail had been received from a local resident of Stanwardine complaining as to why the Notice board had been removed. The Chairman replied to the resident.

173/2022 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.45pm. The next regular Parish Council Meeting will be held on Monday 5th December 2022 at 7.30pm at Weston Lullingfields Village Hall.

Signed.....
Dated 5th December 2022