

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 9th JANUARY 2023
AT BASCHURCH VILLAGE HALL.

Present: Councillors B Welti, (Chair)
Mrs G Tomlins
Mrs W Lowdon
R Thomas
R Jones
J H Lloyd
D Sharpe
M Feline
Cllr N Bardsley Shropshire Council
Mrs A Howls Clerk.
No members of the public

The Parish Council Meeting commenced at 7.30pm

1/2023 **APOLOGIES** – Cllrs A Woodthorpe & Mrs A P R Budgen

2/2023 **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 J H Lloyd declared an interest in item 7/2023- 22/05478/OUT - Outline planning application of a part two storey, part single storey dwelling to include means of access, at proposed dwelling adjacent to Sandgate, Church Road, Baschurch, Shropshire.

3/2023 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

There was no report

4/2023 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley gave the following report.

Planning

Railway station for Baschurch

The planning application will be determined by the Northern Planning Committee on Tuesday afternoon. There is a site meeting in the morning. Parish Councillors and I will be there.

At the Committee meeting itself, we hope to have Cllrs Rob Jones, Andy Woodthorpe and myself speaking in support of the application as well as the agent for the applicant. I feel sure that the objectors will also be represented.

Application 22/04728/FUL Fenemere Lane Farm

Parish Councillors will recall that this application was approved by Officers, despite strong objections from the Parish Council. The Shropshire Council constitution requires, in these circumstances, that, as Local Member I be consulted. This consultation seems not to have taken place.

This is the second time, in recent months, that this important safeguard has been overlooked. Cllr Andy Woodthorpe has raised this matter formally with the Senior Planning Officer concerned - but has had no response.

I am now pursuing this issue with the head of Planning Services and the SC Head of legal services.

Highways

Dove Court

Mark Wootton sent me this email on December 5th last year while I was travelling back from France, so unfortunately it was not available to you at the Committee meeting that evening:

"I have been asked by Tracy to update you regarding the progress to carry out the remedial works to Dove Court and complete its adoption as highway maintainable at the public expense.

Just to recap, the Section 38 Agreement dated 12th March 2013 entered into by Walker Sheppard (Southern) Limited provided for formal dedication of the land subject to the Section 38 Agreement on the issue of the Part Two (Completion) Certificate. As discussed, the Developer, Walker Sheppard (Southern) Limited have now been dissolved and the land subject to the Section 38 Agreement has been disclaimed by the Treasury Solicitor, and may be deemed subject to escheat to the Crown at common law. The Crown Estate has a limited remit in relation to the land, which is now effectively ownerless and the only action that it may take is to transfer a new freehold interest in the land to an appropriate person or body. If such a disposal never happens, then it is likely that the land will remain subject to escheat, effectively ownerless, indefinitely.

However, whilst the formal mechanism of dedication under the Section 38 Agreement has not taken place, after further legal examination, we now consider that highway rights have been created under Common Law. At the time the Section 38 Agreement was entered into, the Developers intention was to dedicate the land (at which time they had capacity to dedicate), and there has been acceptance by the public (the house owners, guests etc accessing their properties). The 'rogue' piece of land originally contained in the Section 38 plan but still within the adjacent Public House land ownership, we consider can be designed out to allow the substantive adoption of Dove Court to proceed. We have also further examined the Section 38 and Bond agreement to ascertain that the Bondsman remains trading and that we consider we have a strong case to obtain the necessary Bond monies to complete the outstanding works.

Whilst we have previously carried out an exercise to assess the Bill of Quantities of the outstanding remedial and final surfacing works, we need to update this together with all associated officer/contractors costs to present to the Bondsman the figure that we consider is correct and proper. Once we seek to recoup that sum we cannot go back for more. Discussions have also taken place with Andy Wilde - Highways Manager to see how the work can be procured and programmed to provide a potential and realistic timetable to implement the works and this work will now be undertaken.

To summarise, the next steps are to work up the full construction and associated costs to form a Bill of Quantities to then present to the Bondsman, for which they have a prescribed period to respond. At the same time work is being coordinated with Andy Wilde's team so that we are able to procure the works within a realistic timescale and this is particularly important given the rising construction costs that has taken place. I will look to update you further before we break up for Christmas."

4/2023 (Cont'd)

The message in the email is encouraging. It looks as if, at long last, progress is being made. I haven't received any update. I will press for this in good time for your meeting next month.

5/2023 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th DECEMBER 2022

Cllr J H Lloyd proposed and Cllr Mrs G Tomlins seconded that the minutes of the Parish Council meeting held on Monday 5th December 2022. This was confirmed as a true and correct record and agreed with two abstentions and signed by the Chairman.

6/2023 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th DECEMBER 2022, NOT ITEMISED ON THE AGENDA

There were none.

7/2023 PLANNING

- (a) 22/05478/OUT - Outline planning application of a part two storey, part single storey dwelling to include means of access, at proposed dwelling adjacent to Sandgate, Church Road, Baschurch, Shropshire. .

7.45pm Cllr J H Lloyd left the meeting.

Cllr B Welte outlined the application and after some discussion he proposed to strongly object to this proposal for the following reasons: . The proposal to squeeze a small dwelling onto an existing dwelling by demolishing an extension is clear over development in this case. The proposed dwelling also looks to be hemmed in, so would lack visual amenity as would Sandbanks to the rear. From the access statement it would appear that Sandgate would have 1 parking space, which would seem inadequate for the size of property, also from the photo's provided it would appear that more than that would be required. This proposal would mean an increased number of vehicles reversing on or off Church Road at a point which is close to the junction with the B4397 – this junction can be quite busy during peak times. As an outline planning application, no measurements or number of bedrooms given, but local knowledge would suggest the new dwelling would be very cramped and we question its desirability on the open market. This was seconded by Cllr D Sharpe Shropshire Council to be informed.

7.55pm Cllr J H Lloyd returned to the meeting

- (b) 22/05535/FUL- Conversion of traditional farm building to form one residential unit with associated alterations; installation of package treatment plant affecting a “Grade II” at proposed residential barn conversion south of Stanwardine Hall, Stanwardine in the Woods, Cockshutt, Shropshire.
- (c) 22/05536/LBC- Conversion of traditional farm building to form one residential unit with associated alterations; installation of package treatment plant affecting a “Grade II” at proposed residential barn conversion south of Stanwardine Hall, Stanwardine in the Woods, Cockshutt, Shropshire.

Cllr B Welte outlined the applications above and after some discussion Cllr M Feline proposed to support the conversion of this heritage agricultural barn to dwelling sympathetic the original's character and design. Baschurch Parish Council believe in this case the modernisation of the use of this historic asset would ensure that it is enhanced rather than potentially fall in disrepair (which there are signs of already) - currently it seems to add little benefit to a modern farm. This was seconded by Cllr Mrs W Lowdon and agreed by all. Shropshire Council to be informed.

- (d) 22/05635/TCA- Prune back crown by up to 1m of one Bramley apple & up to 0.5m of one pear to maintain shape and health. To fell one Wild Cherry, pollard by a max. of 4m one cherry & fell one Leylandii within Baschurch Conservation Area at The Cottage, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr B Welti outlined the application and after some discussion Cllr R Thomas proposed to support the application for the removal of two trees which are close to the boundary edge, so their removal would benefit this property and their neighbours - they are not 'heritage' trees. Pollarding of the cherry seems reasonable considering its position, general maintenance of the other trees at the same time seems sensible. This was seconded by Cllr M Feline and agreed by all. Shropshire Council to be informed.

Any planning applications received since 4th January 2023 or any other planning issues.

- (e) 22/05557/FUL- Change of use from dog grooming unit to beauty salon and residential annexe to holiday let accommodation at Annexe at Platt Mill Farm, Platt Bridge, Ruyton-XI Towns Shropshire.

Cllr B Welti outlined the application and after some discussion Cllr Mrs W Lowdon proposed that the Parish Council have no objection to changing use from dog groomers to beauty salon as the Parish Council were keen to support small businesses in the area; we do feel however, the application is lacking some detail. This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council to be informed.

Planning Permission Granted

- 22/05248/FUL- Erection of a summer house at Ivy Patch, Prescott, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 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 built in storage at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire.
- 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 built in storage affecting a Grade II Listed Building at Boreatton Farm, Boreatton, Baschurch, Shrewsbury, Shropshire.
- 22/04812/OUT- Outline application (all matters reserved) for the erection of three detached dwellings at Proposed residential development south of Laburnum Cottage, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire

Northern Planning Committee to be held on Tuesday 10th January 2023

22/03752/FUL- Erection of 48 dwellings across three phases with associated access roads, Parking and Landscaping, including Provision of Land for train station car Park at Land adjacent to Melville House, Station Road, Baschurch, Shrewsbury, Shropshire.

8/2023 CO-OPTION OF PARISH COUNCILLOR (BASCHURCH WARD)

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

9/2023 HIGHWAYS AND STREET LIGHTING

- (a) Dove Court- This had been discussed under Cllr Bardsey's report.

10/2023 RIGHTS OF WAY

Footpath 0202/46/1 Diversion

The Clerk stated Shropshire Council had received an application to divert the above footpath. The Rights of Way Officer, Phil Bamber has forwarded details to the Parish Council for their comments. The part of footpath 0202/46/1 subject to this application currently runs from a field gate located to the north of Yeaton Manor, in a general southerly direction through the grounds of Yeaton Manor across hard standing, paved and cobbled surfaces for roughly 163 metres to the County Road. The southern termination point of footpath 0202/46/1 is 185 metres from the closest network connection. A single limitation is present on this part of the footpath, namely a set of double driveway gates where the footpath meets the County Road.

The proposed diversion will instead run from the field gate located to the north of Yeaton Manor in a general westerly direction across hard standing and a concrete access track for roughly 51 metres to the same county road. The western termination point of the proposed diversion is 11 metres from the closest network connection. A single limitation will be present on this route, namely a double field gate where the proposed diversion meets the county road.

Councillors had been forwarded details and maps before the meeting and Cllr Mrs G Tomlins proposed to support the diversion of the footpath. Cllr Mrs W Lowdon seconded the proposal and all were in agreement. Clerk to inform Rights of Way Dept, Shropshire Council.

11/2023 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was nothing to report.

12/2023 FINANCES

- (a) Cheques for Approval – The following cheques totalling £4025.69 (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.

003378	Scottish Power- December	157.46
003379	All Saints Church (Porch Pantry Restricted Fund)	500.00
003380	Scottish Power –January	157.45
003381	P. Birch Contracting Ltd (General Maintenance)	674.46
003382	P. Birch Contracting Ltd (Cemetery)	264.30
003383	Highline Electrical	187.20
003384	A Howls Salary-December	1138.20
003385	Inland Revenue-December	400.10
003386	SALC Training	225.00
003387	PG Skips Ltd	44.68
003388	A Howls –Expenses Oct/Nov/Dec	143.96
003389	Fencetree Replace Noticeboard	132.88

Resolved: Payment of the cheques was approved.

(b) Other items of expenditure for consideration

All Saints Church -Porch Pantry Councillors discussed the above charitable activity that was ongoing at both All Saints Church, Baschurch and Holy Trinity Church Weston Lullingfields which was solely for the benefit of the local parishioners who were in need. After some discussion Cllr B Welti proposed that the Parish Council donate £500.00 to the cause. This was seconded by Cllr J H Lloyd and agreed by all. This donation would be placed in a restricted Fund solely for Porch Pantry.

Cemetery Gate – Cllr J H Lloyd had obtained a quote for the replacement of the cemetery gate leading to the car park on Ruyton Road as agreed by Councillors in January. The quote had been circulated to Councillors and it was proposed by Cllr J H Lloyd and seconded by Cllr M Feline to replace the gate at a cost of £140.00 plus VAT.

(c) Precept & Budget 2023/24

The Clerk and Councillors discussed the Council's finances for 2023/24. The Clerk and Finance & General Purposes Committee had produced a draft budget for the coming financial year. After much discussion Cllr B Welti proposed that no increase be made to the precept for 2023/24. This was seconded by Cllr J H Lloyd and agreed by all present. The draft budget was proposed by Cllr D Sharpe and seconded by Cllr. M Feline and was agreed by all present. *Details to be forwarded to Shropshire Council.*

Receipts	Budget 2023/24	Payments	
Precept	51635	Grass Cutting	8000
Neighbourhood Fund	10000	Badgers Way	8000
Interest	200	Recreation Ground	1000
VAT Refund	4000	Village Green/Roundabout	5000
Cemetery	5000	Cemetery	5500
Football Club	1000	Street Lights	7000
Allotments	800	Allotments	800
Grants & Donations	0	Bridleway & Footpaths	5000
Miscellaneous	90	Office, Website & Subscriptions	5000
Parish Council Reserves		Staff Costs & Inland Revenue	22000
Neighbourhood Fund (Reserves)		Miscellaneous/Local Support Fund	12000
Total	72725	Doctors Surgery/Railway Station	50000
		VAT	4000
		Elections/Legal Fees	3000
		Neighbourhood Plan	5000
		Playground Trust	18000
		Total	159300

Deficit of £86,575.00 will be funded from reserves

14/2023 CLERK'S SALARY - Discussed under exempt Minutes.

15/2023 CORRESPONDENCE

(a) E mail from Cllr Stephen Pritchard who informed Councillors of his resignation from the Council due to ill health.

Resolved: Vacancy to be advertised by the Clerk.

15/2023 (Cont'd)

- (b) Complaint of Vandalism- The Vice Chairman had received a complaint in respect of vandalism from a local resident living in Baschurch and also requesting the removal of the stump of the cherry tree which had blown down some time ago on the corner of the Wheatlands. *Resolved:* The Vice Chairman had replied to the writer.

16/2023 DATE OF NEXT MEETING

There was no other business and the meeting closed at 8.50pm. The next regular Parish Council Meeting will be held on Monday 6th February 2023 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 6th February 2023