

**MINUTES OF THE PARISH COUNCIL**  
**MEETING HELD ON MONDAY 6<sup>th</sup> MARCH 2023**  
**AT BASCHURCH VILLAGE HALL**

**Present:** Councillors B Welti (Chair)  
A Woodthorpe (Vice Chair)  
Mrs G Tomlins  
Mrs W Lowdon  
R Thomas  
R Jones  
J H Lloyd  
Mrs APR Budgen  
M Feline

Cllr N Bardsley Shropshire Council  
Mrs A Howls Clerk.  
Three members of the public

The Parish Council Meeting commenced at 7.30pm

32/2023 Apologies – Cllr D Sharpe.

33/2023 **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 Mrs A P R Budgen declared an interest in item 38/2023(a) - 23/00485/PAAFC - Application for prior approval under Class R of the General Permitted Development Order 2015 (Part 3 of the building use class BB (storage & distribution) at Agricultural building at Manor Farm, Walford Heath, Baschurch, Shrewsbury, Shropshire.

Cllr Mrs A P R Budgen declared an interest in item 38/2023(b) - 23/00706/FUL - Erection of rear and side extension to provide ground and first floor accommodation at 2 Lullus Way, Weston Lullingfields, Shrewsbury, Shropshire

Shropshire Cllr N Bardsley declared an interest in item 38/2023(b) 23/00706/FUL – Erection of rear and side extension to provide ground and first floor accommodation at 2 Lullus Way, Weston Lullingfields, Shrewsbury, Shropshire

34/2023 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

Cllr A Woodthorpe informed the public that the Community Officers had attended the last Parish Council and would make patrols in the area whenever they could.

35/2023 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley gave the following report:

## Planning

### **Railway station for Baschurch**

The Group led by the Vice Chair, Cllr Andy Woodthorpe continues to make progress following the successful campaign to secure planning permission for a station car park.

A priority is to get the project recognised by SC, the LEP and other significant public bodies as a key development in Shropshire. A full briefing of Cllr Ian Nellins, Deputy Leader who has responsibility for Climate Change issues and Transport is being arranged.

An immediate obstacle has been/still is a local Place Plan which is significantly out of date. Cllr Lezley Picton agrees with me that Officers should not determine when/if local priorities change. She suggests that the Parish Council itself carries out the required revisions, simply informing officers once this has been done.

The Leader agrees too that the CIL Local fund should be used to part fund the next stage in developing the business case for the project. She will support Baschurch Parish Council submitting a formal Expression of Interest. There is a temporary embargo on Town and Parish Councils submitting these bids at present but *an EOI for the railway station project is regarded by the Administration as a priority.*

Briefing Guide to Project Management and EOI application form attached.

### **TC Homes Development: Ruyton Road: Application 21/03108/FUL**

It now looks very much as if the developer is disregarding almost all of his obligations set out very clearly in the conditions attached to the Planning Permission and in the s.106 Agreement.

I have taken the matter up directly with the case officer and with the Head of Planning Services. Both the Chair and Vice Chair have pressed Officers that this apparently very serious breach of planning control should not be allowed to persist.

The issue has now been formally registered by the Enforcement team in Planning services.

### **ADH Skip and Digger Hire Yard, Baschurch**

This alleged breach of planning control has also been registered by the planning enforcement team.

### **Application 21/04211/FUL: Greenacres farm, Fenemere Lane: Supported Living Accommodation**

I have received from the Executive Director this update:

*Since achieving planning permission for the Supported Living apartments at Greenacres, we undertook an exercise to re-examine the costs for Greenacres given the recent inflationary impact on materials for such developments. As expected, there is an increased budgetary impact on the project and so we are now taking the time to explore all potential funding streams such as the Housing Revenue and external grant opportunities. This isn't a quick process and we require the time to ensure that any funding routes that we decide to go down, we are clear on any caveats / restrictions that may be imposed as a requirement of the grant approval process. Further updates will be provided in due course, once we have a clearer decision on how best to proceed.*

*With regards to the Greenacres farmhouse, we are slowly approaching completion and now at the stage of the major final construction works coming to an end, with a focus now on the technical installs for the advanced technologies that are going to be included in the house. This aspect of the development was put on hold due to delays on the ceiling heat panel installations, delays in materials and some technical issues that we had to overcome. So the next stages of this development are to complete all technical installs, complete the final cosmetic work to be undertaken, ensure all outside areas have been landscaped and finally, furnish the house. Further updates will be issued shortly.*

### **New Medical Centre**

Parish Councillors and I have recognised for many years the pressing need for a replacement site and premises for the existing Prescott Surgery. The Group Practice undertook a patient survey last year and the Partners themselves now appreciate the importance of making progress with the project.

Your Chair has had a number of productive meetings recently. I myself had a very positive meeting at the end of January. A formal Project Initiation Document has now been submitted by the Partners to the Integrated Care Board

There are many obstacles still to be overcome but it is now clear that there is a most welcome commitment to resolve difficulties. The project will benefit a wide area locally extending well beyond our Parish boundaries.

I have been able to analyse a very recent list of patient addresses. Less than half of these live within the Parish (just under 3000). Nearly 1350 live in the neighbouring Tern ED, mainly in Bomere Heath. The total number of patients registered with the Practice is just over 7300.

Cllr Lezley Picton SC Leader but also Local Member for Bomere Heath has offered to meet the Partners at an early date to progress matters.

### **36/2023 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6<sup>th</sup> FEBRUARY 2023**

Cllr Mrs W Lowdon proposed and Cllr J H Lloyd seconded that the minutes of the Parish Council meeting held on Monday 6<sup>th</sup> February 2023. This was confirmed as a true and correct record and agreed with two abstentions and signed by the Chairman.

### **37/2023 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6<sup>th</sup> FEBRUARY 2023, NOT ITEMISED ON THE AGENDA**

There were none.

### **38/2023 PLANNING**

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

(a) 23/00485/PAAFC – Application for prior approval under Class R of the General Permitted Development Order 2015 (Part 3 of the building use class BB (storage & distribution) at Agricultural building at Manor Farm, Walford Heath, Baschurch, Shrewsbury, Shropshire.

7.55pm Cllr Mrs A P R Budgen and Shropshire Councillor N Bardsley then left the meeting.

*Cllr A Woodthorpe outlined the application and after some discussion Cllr M Feline proposed to support this plan by an agricultural enterprise to diversify, where they propose to change the use of an existing*

*agricultural building. Bearing in mind previous applications at this site where the issue of bulk vehicles movements and potential noise has been well documented; we would recommend that Shropshire Council state a limitation of number and timing of HGV movements to and from this site, and the hours of operation, ie no vehicle movements between. 900hrs and 0600hrs. This was seconded by Cllr Mrs G Tomlins and agreed by all. Shropshire Council to be informed*

- (b) 23/00706/FUL – Erection of rear and side extension to provide ground floor and first floor accommodation at 2 Lullus Way, Weston Lullingfields, Shrewsbury, Shropshire.

*Cllr A Woodthorpe outlined the application and after some discussion Cllr Mrs W Lowdon proposed to support this proposal. . Despite being a fairly large extension on a relatively new property, this proposal appears to be of little or no detriment to the street scene or neighbouring property. The proposal benefits from a pre-application from which we understand revisions have been made. This was seconded by Cllr R Thomas and agreed by all. Shropshire Council to be informed.*

8.10pm Cllr Mrs A P R Budgen and Shropshire Councillor N Bardsley returned to the meeting

Any planning applications received since 28<sup>th</sup> February 2023 or any other planning issues.

**Place Plan.**

Cllr A Woodthorpe stated that the priorities in the Place Plan needed to be reviewed. He proposed that a Task and finish group be set up to discuss this. Cllr B Welti seconded the proposal which was agreed by all. It was agreed that the following Councillors look into this and report back to the main Council Cllrs B Welti, A Woodthorpe, M Feline W Lowdon, R Jones and the Clerk.

Planning Permission Granted

- 22/05357/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.
- 22/05535/FUL- Conversion of traditional farm building to form one residential unit with associated alterations; installation of package treatment plant at Stanwardine Hall, Stanwardine In The Wood, Cockshutt, Shropshire,
- 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\* Listed Building at Stanwardine Hall, Stanwardine in the Wood, Cockshutt, Shropshire.

39/2023 CO-OPTION OF PARISH COUNCILLOR (BASCHURCH & WESTON LULLINGFIELD WARD)

The Clerk stated that no persons had come forward to apply to be considered for either ward.

40/2023 HIGHWAYS AND STREET LIGHTING

- (a) Cllr A Woodthorpe stated he had contacted Shropshire Council to erect a pole along Ruyton Road to allow a VAS sign to be placed to give a reading of the speed of traffic in this vicinity.
- (b) Shropshire Council Street Lights- Cllr Woodthorpe had contacted Shropshire Council in respect of the number of street lights which were not working on roundabouts along Shrewsbury Road. Baschurch.
- (c) Hedge along Station Road- Cllr Woodthorpe had contacted Highways to cut back the hedge

- (d) along Station Road as it was getting very overgrown and causing difficulty for local residents to walk along.
- (e) Temporary Road Closure- Station Road, Baschurch from Sunday 10<sup>th</sup> April 2023 until Thursday 14<sup>th</sup> April 2023 between 9.00hrs and 1700hrs for remedial works by Scottish Power.

**41/2023 ANNUAL PARISH MEETING**

The Annual Parish Council meeting will take place on Monday 24<sup>th</sup> April 2023 at Baschurch Village Hall.

**42/2023 SOCIAL MEDIA PRESENCE-**

Cllr A Woodthorpe informed Councillors that he felt using social media was another way to keep in touch with local residents. Cllr M Feline agreed to look into this and report back to the Parish Council.

**43/2023 CEMETERY**

Cllr J H Lloyd reported that the gates leading to the car park at the Cemetery on Ruyton Road were constantly being left open and large vehicles were believed to be using the car park to turn around whilst visiting the Farm Shop and entering the Cemetery by mistake. The driver's actions were causing several potholes in the Cemetery car park which had recently been repaired. After some discussion it was proposed by Cllr Lloyd to lock the Cemetery gates and keep them locked and opened only for visitors attending a funeral. There was a layby at the front of the Cemetery which was used by many visitors to visit the Cemetery to attend to graves. This was seconded by Cllr M Feline and agreed by all.

**44/2023 KING CHARLES III CORONATION**

Cllr J H Lloyd to look into and report back to next meeting.

**45/2023 BASCHURCH JUNIOR FOOTBALL CLUB**

Cllr M Feline reported that the Football Club were doing very well at the moment. The Chairman has recently resigned and another is being sought. Unfortunately, the Treasurer is also resigning soon. The number of football teams are growing which is making parking of vehicles a problem during matches. In the car park there is a wooden barrier which could be taken out and would give more spaces to the car park. It was agreed that Cllr Feline and Cllr J H Lloyd look into this and report back. The Old Container on the field needs to be moved. Baschurch Football Pitch draft agreement had been circulated to all Councillors but it was decided to discuss this at the next meeting.

**46/2023 BADGERS WAY PLAY /WHEATLANDS PLAY AREA**

Cllr J H Lloyd reported that the bark on the play area had been tidied up but there was a need for another two tons of bark to be put on. He proposed the Council agree to this. Cllr A Woodthorpe seconded the proposal and all were in agreement.

Paul Birch had complained that the bin at the Wheatland's which was used for dog excrement was not being used by people walking along the other side of the fence on the Dyers Lane and throwing it over. Councillors discussed this and it was agreed to move the bin to stop this action. He also reported Paul Birch would look into putting new ground

cover under the zip wire. Quotes were awaited for other work on the play areas in respect of fencing and vegetation.

#### 47/2023 FINANCES

- (a) Cheques for Approval – The following cheques totalling £6488.26 (which includes VAT) were put forward for approval. These were proposed by Cllr A Woodthorpe and seconded by Cllr J H Lloyd and agreed by all.

003398	Scottish Power	157.45
003399	P. Birch Contracting Ltd (General Maintenance)	674.46
003400	P. Birch Contracting Ltd (Cemetery)	264.30
003401	Berrys - Allotments	748.12
003402	A Howls Salary-February	1218.20
003403	Inland Revenue-February	425.04
003404	PG Skips Ltd	44.68
003405	P Birch Cemetery Car Park Repairs	525.00
003406	Shropshire Council –Play Inspections –Badgers Way	626.40
003407	Shropshire Council –Play Inspections –The Wheatlands	626.40
003408	Baschurch Village Hall Trust Hire of Room Railway Meeting	36.00
003409	Scottish Power	142.21
003410	Baschurch Bowling Club- Donation	1000.00

*Resolved:* Payment of the cheques was approved.

#### (b) Other items of expenditure for consideration

**Baschurch Bowling Club** - A letter had been received from the Secretary of the Club requesting the Parish Council to consider a donation to the Club for equipment and/or repairs to the mower. After some discussion Cllr B Welti proposed to give a donation of £1000.00 for this. This was seconded by Cllr M Feline and passed with one abstention.

#### (c) Financial Risk Assessment 2022/23

The Clerk discussed the Financial Risk Assessment with Councillors and also the Annual Governance Statement for End of Year Accounts 2022/23. The Risk Assessment was proposed by Cllr B Welti and seconded by Cllr J H Lloyd and agreed by all present.

#### 48/2023 CORRESPONDENCE

All correspondence was dealt with in these minutes under their headings.

#### 49/2023 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.10pm. The next regular Parish Council Meeting will be held on Monday 3<sup>rd</sup> April 2023 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 3<sup>rd</sup> April 2023