

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 4th SEPTEMBER 2023
AT BASCHURCH VILLAGE HALL

Present: Councillors A Woodthorpe (Chair)
J H Lloyd
Mrs G Tomlins
R Thomas
B Welti
R Jones
Mrs A P R Budgen
N Hancocks
Mrs A Howls Clerk.

Nine members of the public

The Parish Council Meeting commenced at 7.30pm

125/2023 **Apologies** - Cllrs, M Feline, Mrs W Lowdon, D Sharpe & Cllr N Bardsley (Shropshire Council)

126/2023 **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 I33/2023(d) - 23/03560/FUL - Change of Use of Agricultural Building to Storage Use (- Farm Diversification B8) at Manor Farm, Walford Heath, Shrewsbury, Shropshire.

127/2023 **POLICE REPORT**
There was no report.

128/2023 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

Members of the public wished to make representation in respect of the planning application for Boreatton Park. The Chairman stated her would suspend standing orders in the planning item to allow the members of the public to voice their concerns.

129/2023 **MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3RD JULY 2023**

Cllr J H Lloyd proposed and Cllr N Hancock's seconded that the minutes of the Parish Council meeting held on Monday 3rd July 2023. This was confirmed as a true and correct record and agreed and signed by the Chairman with two abstention.

130/2023 **MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd JULY 2023, NOT ITEMISED ON THE AGENDA**

There were none.

131/2023 MINUTES OF THE ADDITIONAL PLANNING MEETING OF BASCHURCH PARISH COUNCIL MEETING HELD ON MONDAY 14th AUGUST 2023

Cllr J H Lloyd proposed and Cllr R Jones seconded that the minutes of the Parish Council meeting held on Monday 14th August 2023. This was confirmed as a true and correct record and agreed and signed by the Chairman with one abstention.

132/2023 MATTERS ARISING FROM THE MINUTES OF THE ADDITIONAL MEETING OF BASCHURCH PARISH COUNCIL HELD ON MONDAY 14th AUGUST 2023,

There were none.

7.45pm The Chairman, Cllr A Woodthorpe proposed to suspend Standing Orders which Cllr J H Lloyd seconded and all were in agreement.

133/2023 PLANNING

23/03162/FUL- Application under Section 73A of the Town & Country Planning Act 1990 for the Change of use of land from camping to the siting of 35no. wooden cabins for the purpose of guest accommodation in affiliation with the residential education institution (part-retrospective) at PGL Young Adventure Boreatton Park Holiday Centre, Boreatton Park, Baschurch, Shrewsbury, Shropshire.

Members of the Public then raised their concerns in respect of a number of traffic issues concerning PGL which are happening frequently. One of the main concerns is the amount of large coaches navigating the country lanes resulting in other vehicle having difficulty in passing them. There are also danger concerns with the coaches trying to pass pedestrian in and around Stanwardine hamlet.

8.20p.m. The Chairman, Cllr A Woodthorpe proposed to reinstate Standing Orders. Cllr Mrs G Tomlins seconded the proposal and all were in agreement.

Cllr A Woodthorpe outlined the planning application and Councillors then discussed it. Cllr A Woodthorpe proposed to strongly object to the application as follows: Whilst we would normally support a local business upgrading its facilities we have some reservations about this plan. There is a lack of information and clarity in this application which states the cabins will appeal to a greater variety of users, maximising their use; yet also the application states it will not impact on the existing infrastructure or highways network. Unless PGL are running at 100% occupancy all of the time the statements are contradictory

We have heard from local residents that the traffic issues around PGL are already acute, with coaches trying to navigate narrow country lanes, often in convoy, then can't get past each other or other road users if travelling the other way. The danger to pedestrians in and around the hamlet of Stanwardine is of particular concern. If the cabins are a success then the traffic issues will only get worse. We would ask that for this plan to be considered further that a transport plan is written and local residents are consulted on it before submission.

Previous applications have mentioned implementing passing passes, these have not materialised, so would request that these happen as part of a transport plan. We see no issue with the cabins themselves, which are simple in design and seem to be a good fit for the rural area.

This application could be an opportunity for PGL to work with local residents so they can co-exist in harmony. This was seconded by Cllr B.Welti and passed with one abstention.

(b) 23/03447/FUL- Alterations and extension to garage outbuilding to form residential annexe erection of new workshop and mower shed at The Old Smithy, Yeaton, Baschurch, Shrewsbury, Shropshire.

- (c) 23/03448/LBC- Alterations and extension to garage outbuilding to form residential annexe, erection of new workshop and mower shed at The Old Smithy, Yeaton, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the above two planning applications and Councillors then discussed them. Cllr B.Welti proposed to oppose the planning applications. The reason for the stance was due to the continued development and conversion of the purpose of the garage beyond the original set up of the property. The double garage was an additional development taken place in NS/74/0256/FU and this application plans to further develop on this. This proposed development significantly alters the dynamics of the property and seems to be overdevelopment of the property. The proposed materials seem out of keeping with the main house. The proposed construction of the mower shed could be beneficial for the maintenance and storage of equipment so this element feels reasonable. Cllr A Woodthorpe seconded the proposal which was agreed by all. Shropshire Council to be informed.

8.45pm Cllr Mrs A P R Budgen left the meeting

- (d) 23/03560/FUL- Change of Use of Agricultural Building to Storage Use (- Farm Diversification B8) at Manor Farm, Walford Heath, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the planning application and Councillors then discussed it. Cllr A Woodthorpe proposed to support the change of purpose from an agricultural Building to storage. A comprehensive environmental impact assessment should be carried out to assess the potential environmental consequences of this change of use to make sure there is no negative impact on local wildlife. Baschurch Parish Council understands the importance of farm diversification to support the local economy and farmers. Diversification can help secure the future of agricultural businesses. Therefore, we are supportive of initiatives like this that aim to diversify income streams for local farmers. This was seconded by Cllr R Thomas and passed with one abstention. Shropshire Council to be informed.

- e) 23/03578/FUL-Conversion of Office and Agricultural Buildings into one dwelling with Associated Access, Parking, Amenity Area and Connection to Existing Treatment Plant Drainage at Proposed Residential Barn Conversion SE of Fenemere Manor, Fenemere, Baschurch, Shropshire

Cllr A Woodthorpe outlined the planning application and Councillors then discussed it. Cllr A Woodthorpe proposed that Baschurch Parish Council takes a neutral stance to this planning application. The proposed dwelling will largely remain unaltered from an external perspective and converts largely storage based space into practical space. The proposed dwelling is in a fairly remote location where it is very unlikely the development would cause conflict with any neighbouring properties.

Whilst the impact of the development is minimal it feels like this proposed development has a high risk that further development will be requested in the near future to continue to evolve the property which then links back to the concerns raised against planning application 23/01909/FUL This was seconded by Cllr B.Welti and passed by all. Shropshire Council to be informed.

Planning Permission Granted

- 23/02808/FUL- Proposed single storey rear extension. New external cladding at first floor level to the front, side and rear of the property at 3 Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

- 23/02374/FUL --: Insertion of 1st floor to existing sun room and erection of two-storey link to existing house with roof lights, Insertion of roof lights to existing sun room, Modifications to fenestration Insertion of Juliette balcony to 1st floor of existing structure at Broome Farm, Stanwardine in the Fields, Baschurch, Shrewsbury, Shropshire.

Any planning applications received since 28th August 2023 or any other planning issues.

Planning Application 23/036145/CPL- Application for Lawful Development Certificate for the erection of an outbuilding in the rear garden at Westlake, 17 Prescott Fields, Baschurch, Shrewsbury, Shropshire.

This application was discussed by Councillors as a complaint had been received by a local resident. It was proposed by Cllr A Woodthorpe to strongly object to this application as the building in question is akin to an industrial portacabin or site office. It is not a garden building. We would question if the height is described correctly and would urge officers to visit it in situ.. It was felt it infringes neighbours amenity and being potentially visible from the road is not in keeping with the local street scene. Cllr B.Welti seconded the proposal which was agreed by all. Shropshire Council to be informed.

134/2023 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure- Station Road Baschurch Level Crossing from 2200hrs Thursday 26th October 2023 until 0400hrs Friday 27th October 2023 for Signal and Telecoms Testing by Network Rail Infrastructure Ltd.
- (b) Temporary Road Closure- Wycherley Hall junction to A528 junction from Wednesday 20th September until Friday 22nd September 2023 for a main trial hole by Severn Trent.
- (c) Temporary Road Closure- B4397 Ruyton XI Towns from Monday 14th August 2023 until Friday 8th September 2023 between 9.30am -1600hrs each day for work for Capital resurfacing by Shropshire Council.
- (d) Temporary Road Closure- Church Road, Baschurch from Wednesday 15th November until Friday 1st December 2023 for new electric supply to development by Utility Distribution Networks Ltd.
- (e) Temporary Road Closure- B4397 to Stanwardine in the Fields, Baschurch from Wednesday 8th November until Tuesday 19th December 2023 for replacement of approx. 206mts of water main installation of new water main by Severn Trent.

135/2023 ROYAL BRITISH LEGION (Baschurch Branch)

Road Closure for Remembrance Parade. Councillors discussed the route for the parade and Cllr J H Lloyd proposed the route take place starting at the Village hall in Eyton Lane as it would not be so far for participants of the parade to march from and it would cause less disruption to traffic in the village. This was seconded by Cllr A Woodthorpe and was agreed by all. Road closure to be applied for and Cllr J H Lloyd to inform the Royal British Legion and keep in touch with them.

136/2023 **SALC Annual General Meeting.**

The Annual General Meeting of Shropshire Association of Local Councils would be held on Friday 3rd November 2023 at 6.00pm. Any Councillor may attend if they wish.

137/2023 **BADGERS WAY PLAY /WHEATLANDS PLAY AREA**

There was nothing to report.

138/2023 **ANY COUNCILLORS REPORTS**

Cllr J H Lloyd reported that walkers in the area were not adhering to the “Country code” and were acting irresponsibly in relation to walking amongst crops on farmers’ fields. He asked that a mention be made in the newsletter.

Cllr Mrs APR Budgen reported that she had contacted Walford College Derwen tutors who were keeping the roundabout and part of the Cemetery tidy in respect of planting etc.

Cllr A Woodthorpe informed Councillors that he was attending a meeting in London on 6th September 2023 to represent The Baschurch Station Group along with Helen Morgan MP. He would update Councillors on his return.

Cllr A Woodthorpe informed Councillors that Pickstock Developers needed to look to placing a gate at the football field next to the village hall. A meeting was to be set up between the Baschurch Junior Football Club and the Parish Council to discuss this further. This would assist school children to walk to school on a more direct route. All Councillors were in agreement.

139/2023 **FINANCES**

- (a) **Cheques for Approval** – The following cheques totalling £4690.91 (which includes VAT) were put forward for approval. These were proposed by Cllr J H Lloyd and seconded by Cllr Mrs Tomlins and agreed by all. ***Resolved:*** Payment of the cheques was approved.

003465	P. Birch Contracting Ltd (General Maintenance)	674.46
003466	P. Birch Contracting Ltd (Cemetery)	264.30
003467	A Howls Salary-August	1299.60
003468	Inland Revenue-August	473.38
003469	PG Skips Ltd	58.70
003470	Scottish Power	345.90
003471	Donation Baschurch Playground Trust (Insurance)	1479.38
003472	Cllr A Woodthorpe – Chair Expenses	95.19

b) **Other items of expenditure for consideration**

Baschurch Wanderers – A letter had been received from Mr Peter Hughes in respect of a request for consideration being given to a senior citizen group who were being funded trips etc from Baschurch area. Councillors discussed this and felt there was not enough information to make a decision. The Clerk to contact him and find more information out for the next meeting.

Prescott Surgery – An invoice for £7,200 had been received by Baschurch Parish Council from the Primary Care Partnership in respect of the first 50% of stage 2 payment per client agreement to secure funding for a new Baschurch Medical Centre. This had been forwarded by Prescott Surgery. This was discussed by Councillors and Cllr Mrs A P R Budgen proposed that the surgery be contacted to inform the Council what they are actually paying for and give details of what Prescott Surgery have contributed towards the cost. Until we have received a reply to this matter, we should not pay the invoice. This was seconded by Cllr A Woodthorpe and agreed by all. Chairman to write to Prescott Surgery.

117/2023 CORRESPONDENCE

There was no correspondence.

118/2023 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.10pm. The next regular Parish Council Meeting will be held on Monday 2nd October 2023 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 2nd October 2023