

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

**Present:** Councillors A Woodthorpe (Chair)  
M Feline  
Mrs G Tomlins  
R Thomas  
J H Lloyd  
Mrs W Lowdon  
Mrs A P R Budgen  
Mrs C Weller  
R Jones  
N Hancocks  
Cllr N Bardsley Shropshire Council  
Mrs A Howls Clerk.

Seven members of the public

The Parish Council Meeting commenced at 7.30pm

157/2023 Apologies – Cllr. D Sharpe

158/2023 **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]

There were none.

159/2023 POLICE REPORT

Peter Roberts, Community Support Officer from Ellesmere attended the meeting and gave an update on the crime figures for the month which were nineteen for various crimes. He would keep in touch with the Clerk regarding any future information.

160/2023 CO-OPTION OF A PARISH CUNCILLOR

The Chairman stated one application had been received by the Clerk for the vacancy who was in attendance and had already forwarded his reasons for his application which had been forwarded to all Councillors.

After some discussion Cllr N Hancocks proposed and Cllr Mrs C Weller seconded Mr Simon Hey as a suitable candidate for the Weston Lullingfields Ward which was agreed by all. He was duly co-opted and signed the Declaration of Acceptance of Office which was countersigned by the Clerk.

161/2023 **COMMUNITY REPORT& PUBLIC QUESTION TIME**

There were no reports.

Councillor Nick Bardsley gave the following report:

### **Highways Matters**

I am pressing Mark Wootton for updates on the various matters in his report to your last meeting (October) I may have more information before your Meeting this evening.

### **T C Homes**

The Chair and I met John Eastwood of WSP on site on Friday October 27<sup>th</sup> October. We explained that there will be ready for occupation before the end of December.

There is now some urgency in drafting A Traffic Regulation Order extending the speed limit along Ruyton Road as it appears likely that some of the new dwellings will be ready for occupation before the end of December.

We have been promised a draft Traffic Regulation Order in time for your December meeting. There is an expectation that other requirements in conditions attached to the Planning Permission may be added to WSP's commission.

I am in discussion with Derek Buchanan regarding the extent of the proposed 30mph extension and 40mph buffer. I have a meeting next week also with WSP's Jon Eastwood who is assisting with the implementation of Section 106 schemes and it is likely that this speed limit Traffic Regulation Order will be progressed through WSP, who should be able to turn this around quicker. I have also spoken with TC Homes who will be required to fund the works. Clearly both you and Parish Council will be key consultees. It is evident from our discussions that the Parish Council desire the 30pmph to extend beyond the cross roads, however this raises concerns regarding the effectiveness of extending the 30mph speed limit this far. Nevertheless I will discuss this with Derek and WSP and also whether this could be looked at under CIL funding.

### **Medical Centre**

Your Chair had a meeting on Octobers 27<sup>th</sup> with the Partners and will no doubt brief you on the outcome. There is a tentative appointment for a Teams meeting scheduled for November 24<sup>th</sup> between Shropshire Council and the Partners.

### **Railway Station.**

Your Chair and I had a meeting (via Teams) this morning with potential consultants to begin the process of commissioning the first preliminary feasibility study. We will report further this evening.

### **Planning.**

I have submitted a formal request that Application 23/04380/OUT (Land at Bell View, Baschurch) be referred to the Northern Planning Committee for consideration rather than delegated to Officers for determination.

The Application for the construction of the North West Relief Road was approved at a special meeting of the Northern Planning Committee on October 31<sup>st</sup>.

There are those in our local community who oppose the building of the new road, others who are in favour. I felt it was important that the Committee was fully aware of the environmental damage caused by large numbers of vehicles now using the various "rat run" routes from the A5 to the industrial estates and business parks in Harlescott and Battlefield. These "short cut" routes include RuytonXI Towns, Baschurch, Walford and Walford Heath.

162/2023 (Cont.)

I was a Speaker at the Committee last week. My personal view as the local Shropshire Councillor is that the new road will be of significant benefit to many rural villages in this part of Shropshire.

The consultation on Shropshire Council's proposals for the Shrewsbury Riverside Development is open until November 15<sup>th</sup>. Many local residents use our county Town on a regular basis. In the fairly recent past concerns over bus services have been raised with me, particularly the redevelopment of the existing bus station. I'm not clear whether or not it is to be replaced, and if so by what, where, etc.

I have had mixed messages both from cabinet members and senior officers. I am attempting to get some clarity over this key issue. In the meantime the Parish Council has the opportunity to express views this evening.

**163/2023 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2<sup>nd</sup> OCTOBER 2023**

Cllr M Feline proposed and Cllr Mrs A P R Budgen seconded that the minutes of the Parish Council meeting held on Monday 2<sup>nd</sup> October 2023. This was confirmed as a true and correct record and agreed and signed by the Chairman with three abstentions.

**164/2023 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2<sup>nd</sup> OCTOBER 2023, NOT ITEMISED ON THE AGENDA**

Royal British Legion (Baschurch Branch) {Minute 135/2023} The Chairman stated that members of the Parish Council and members of the Royal British Legion Branch (Baschurch) had met recently and discussed final details of the Remembrance Sunday Parade.

**165/2023 PLANNING**

7.55pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

(a) 23/04299/FUL- Creation of a Log Store with associated shed at Jessamine Cottage, Yeaton, Baschurch, Shrewsbury, Shropshire.

8.08pm Cllr J H Lloyd proposed and Cllr Mrs A P R Budgen seconded that Standing Orders were suspended. The Chairman then allowed the applicant to speak to clarify several points on the application.

8.15pm Cllr J H Lloyd proposed and Cllr Mrs C Weller seconded that Standing Orders be reinstated.

Cllr M Feline outlined the application and Councillors discussed the application and Cllr M Feline proposed to support the creation of the log store and associated shed. The proposed log store and shed should be in keeping with the character and appearance of the local area and recommend that the design and materials used be sympathetic to the surroundings to maintain the rural aesthetic. He also stated that the size of the store was very large for domestic use and shouldn't be used for commercial purposes as this would have a wider impact on the local resident. This was seconded by Cllr J H Lloyd and agreed by all present. Shropshire Council to be informed.

- (b) 23/04300/LBC- Creation of a Log Store with associated shed affecting a Grade II Listed Building at Jessamine Cottage, Yeaton, Baschurch, Shrewsbury, Shropshire. This application does not need listed building consent.
- (c) 23/04322/VAR-Variation of Condition No 2 attached to planning Permission 21/03108/FUL dated 21<sup>st</sup> November 2022 to add solar panels to the roofs at Land North of B4397, Baschurch, Shropshire.

Cllr M Feline outlined the application and Councillors discussed details. Cllr A Woodthorpe proposed that the Council object the application as there was a long history of ignoring planning conditions and regulations when it has come to developing this estate and this application was yet another example of ignoring the rules and asking for forgiveness after the fact. The street scene of those houses now look out of keeping with anywhere else in the village with solar panels dominating the street facing roofs. With the roofs containing them not all facing the same way it looks very unsightly. Whilst we would normally support environmentally friendly measures, this need balancing with the aesthetics. A greatly reduced solar panel scheme would be beneficial in not making this development resemble a solar farm. This was seconded by Cllr M Feline and passed by Councillors. Shropshire Council to be informed.

- (d) 23/04380/OUT- Outline application (all matters reserved) for residential development (up to 10 dwellings) at Land Adjacent 2 Moorland Cottages, Marton Road, Baschurch, Shropshire

8.25pm Cllr M Feline outlined the application and proposed to suspend Standing Orders to allow local Residents to speak. This was seconded by Cllr Mrs C Weller. Two members of the public raised their concerns.

8.45pm Cllr J H Lloyd proposed and Cllr Mrs C Weller seconded that Standing Orders be reinstated.

Councillors discussed the application and Cllr M Feline proposed to object to the application for the following reasons:

Over development: The proposed development of up to ten dwellings is excessive for the size and character of the site with massive concerns on the access to the development. Belle Vue Lane is unadopted and is in joint ownership of the residents, there is no proposal as to how to resolve that. Belle Vue Lane isn't wide enough to take two passing vehicles and a path for pedestrians, so it is unsuitable as a road to lead to this development. It can be seen from the plan that three of the houses (plot 6,7,8) only have 1 parking space, with the development seemingly being so cramped to afford no street parking, that is woefully inadequate for the needs of modern living in a semi-rural location on the outskirts of the village

Transport Plan: The transport plan is from July 2021 during the school holidays, whilst the country was still in some Covid restrictions. The transport plan refers to a 40mph speed limit, the limit has been 30mph for some considerable length of time – point 2.1.3 in the traffic report is therefore extremely misleading, the fact is most vehicles exceed the speed limit on the adjoining main road.

Traffic Concerns: The increased traffic generated by this development would exacerbate existing traffic congestion issues along Marton Road. The road infrastructure in this area is ill-equipped to handle the additional traffic volume. On Marton Road there is no footpath towards the railway crossing for some distance. The speed data given points towards the danger of walking along that road that ten proposed houses significantly increases the risk.

Lack of Community Support: There is strong opposition to this development from local residents who are deeply concerned about its impact on the area. The views of the community should be respected and taken into consideration when making planning decisions. Comments made on the previous objection have failed to be addressed within this application therefore Shropshire Council should factor this in when making a decision on this planning application.

The proposed development is situated in an area prone to flooding. Based on the flood risk assessment, it is evident that the project does not adequately address the potential risks associated with flooding. This poses a significant threat to the safety and well-being of both the future occupants of the development and the surrounding community.

Privacy Houses Overlooked: The design and layout of the proposed development fail to adequately address privacy concerns. Several properties in the vicinity are overlooked, which infringes on the privacy and quality of life of current residents. This oversight is inconsiderate and could negatively impact the existing community.

Damage to Existing Trees: The development appears to involve significant damage to the existing tree cover in the area. Trees not only contribute to the visual appeal of the landscape but also have.

Important ecological and environmental value. Preserving mature trees should be a priority in the planning process to maintain the local ecosystem.

Splay and Traffic Ingress: The proposed splay configuration and its impact on the field of vision for traffic ingress are concerning. Inadequate visibility at entrances and intersections poses a clear safety hazard for drivers and pedestrians. This could lead to an increased risk of accidents and compromises the safety of the area's residents.

Badgers/Bats: The proposed development area is known to be habitat for badgers and bats. Both species are protected by law in our region. Any development plan must include thorough environmental assessments and measures to ensure that these protected species are not harmed or displaced. This issue has important legal and ethical considerations.

Cllr J H Lloyd seconded the proposal and all were in agreement. Shropshire Council to be informed.

- e) 23/04328/TCA- Trim back outer branches and crown lift by approx. 1-2 metres of one false Acacia within Baschurch Conservation Area at The Cottage, Prescott Road, Baschurch, Shropshire.

Cllr M Feline outlined the details and proposed to support the application stating the Parish Council acknowledges the need for responsible tree management and maintenance while also respecting the importance of preserving the Conservation Area's unique character. We would like to offer our support for the proposed tree works, as described in application. The proposed trimming and crown lifting appear to be reasonable measures to ensure the health and safety of the tree while maintaining its aesthetic and ecological value. This was seconded by Cllr Mrs A P R Budgen and agreed by all. Shropshire Council to be informed.

- f) 23/04343/CPE - Lawful development Certificate for The existing commercial operation of the established business, and the existing use of the outbuildings for the storage and distribution for the business at The Bungalow, Stanwardine in the Fields, Baschurch, Shropshire.

Cllr M Feline outlined the application and after discussing the Application with Councilors he proposed the following:

“Baschurch Parish Council wishes to raise concerns about the planning because of the lack of traffic planning as part of the application. There doesn't appear to be any traffic planning attached to the application as this increased traffic therefore Shropshire Council should request this before granting planning to this application, this is on a busy lane next to a busy business (PGL)

Increased Traffic Congestion: The proposed development may generate more vehicular traffic in the area, leading to congestion and potential safety issues. Without a proper traffic management plan, this can be a valid concern.

The developer should provide a comprehensive traffic impact assessment or management plan as part of their planning application. This plan would outline how they intend to mitigate the potential negative effects on traffic and ease concerns of local residence.

This was seconded by Cllr A Woodthorpe and agreed by all. Shropshire Council to be informed.

#### **Planning Permission Granted**

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

#### **Planning Permission Refused**

- 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.
- 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.

Any planning applications received since 30<sup>th</sup> October 2023 or any other planning issues.

#### **Smithfield Riverside Shrewsbury Plans**

Councillors discussed the above and after much discussion Cllr A Woodthorpe proposed to object to the plans as set out below:

“Baschurch Parish Council wishes to record an objection to the proposed Riverside Development in Shrewsbury, specifically concerning the lack of planning for a bus station in the project. While we acknowledge the potential benefits of this development, it is crucial that we address the significant transportation needs of our community. The absence of a well-thought-out bus station plan is a major concern that must be rectified before moving forward with the Riverside project.

Public transportation is an integral necessity for the residence of our village to gain access to the town for education, shopping and leisure activities. The absence of a designated well thought out bus station in the Riverside Development not only neglects the current public transportation system but also jeopardises the future growth of Shrewsbury. Here are a few key reasons for my objection:

**Inadequate Accessibility:** Without a properly designed bus station integrated into the Riverside Development, it will be difficult for commuters, including students, workers, and tourists, to access the town efficiently. This lack of accessibility will hinder the success of the project and may discourage people from using public transport.

**Increased Traffic Congestion:** The absence of a bus station will likely result in more people opting for private cars, exacerbating traffic congestion and parking issues in the area. This runs counter to the goal of sustainable urban development.

**Environmental Impact:** Encouraging the use of public transportation is crucial for reducing our carbon footprint. Neglecting to include a bus station in the development will discourage eco-friendly modes of transportation.

**Future Growth Considerations:** Shrewsbury is a town with a growing population, and it is essential to plan for the long-term transportation needs of the community. Failing to include a bus station and an integrated travel plan now may lead to costly retrofitting or expansion efforts in the future.

Baschurch Parish Council urges Shropshire Council to reconsider the Riverside Development plans and work collaboratively with public transportation authorities to incorporate a well-designed and functional bus station into the project alongside an

Integrated travel plan linking up with other travel options such as the rail network. By doing so, we can ensure that the development aligns with our town's sustainability goals, reduces traffic congestion, and promotes accessibility for all residents.

I kindly request that our objections be taken into serious consideration I believe that a thoughtful and inclusive approach to this project will benefit all residents and ensure the long-term success of Shropshire council plans are achieved”.

Cllr R Jones seconded the proposal and all were in agreement. Shropshire Council to be informed.

## 166/2023 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure- Station Road Level Crossing Baschurch from Sunday 4<sup>th</sup> February 2024 to Monday 5<sup>th</sup> February 2024 between 2200hrs and 05.30hrs for Rail inspection Network Rail Infrastructure. Ltd.
- (b) Temporary Road Closure- Crossroads in Baschurch to Newtown on Sunday 14<sup>th</sup> January 2024 for work by Severn Trent Water.
- (c) Temporary Road Closure- B4397 to Stanwardine in the Fields, Baschurch from Monday 8<sup>th</sup> January 2024 until Sunday 18<sup>th</sup> February 2024 for replacement of approx. 206m of water main installation of new water main work by Severn Trent Water.
- (d) Temporary Delay on Work by Severn Trent Water at Stanwardine - Due to circumstances outside our control we've made the difficult decision to delay our work to replace water pipe from the junction outside of Bridge Cottage Stanwardine in the Fields.
- (e) A meeting is to be held with Derek Buchanan, Highways Dept .Cllr N Bardsley and Parish Councillors on Friday 10<sup>th</sup> November 2023 at 3.30pm by Teams to discuss issues with road safety measures in Nobold, Station Road and other roads in Baschurch.

## 167/2023 RIGHTS OF WAY

A complaint had been made by a resident of Weston Lullingfields that some stiles on the footpaths in Weston Lullingfields and Stanwardine needed replacing with kissing gates. They stated that some paths, which are used very frequently by local residents, were very difficult for dog walkers and less abled people to pass along due to the heavily wired stiles. The paths in particular were from the Old Post Office, Weston across towards Yew Tree Farm.

There are several footpaths crossing each other which offer various routes to walk. However the only kissing gate on this route is at the Post Office end. From then on there are only stiles as the path heads towards Stanwardine or off to Weston Wharf. These paths cross level land and are quite popular but I feel they would be used a lot more frequently if they were more easily accessible for all.

I appreciate there are limited funds in the council budget but I understand that the government aims to encourage a healthier lifestyle for everyone by making our countryside easily accessible.

Details of the grid references were obtained and Shropshire Council Rights of Way were informed and to look into the matter.

## 168/2023 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

Cllr J H Lloyd and the Clerk would attend the play areas and go through the report received from Shropshire Council.

## 169/2023 ANY COUNCILLORS REPORTS

PGL - Cllr A Woodthorpe reported that a meeting between PGL and local residents had been arranged to take place at Boreatton on Wednesday 22<sup>nd</sup> November 2023 at 7.00pm. Councillors were invited if they wish to attend.

SALC AGM - Cllr Mrs A P R Budgen gave details of the meeting to Councillors who were not in attendance.

Cemetery- Cllr Mrs A P R Budgen reported that she and Cllr Mrs G Tomlins had attended the Cemetery with Ruth Braddick, Paul Moss and Will Lyon from the Derwen College located at Walford College, Walford Heath to discuss flower beds which are looked after by the students from the Derwen. It had been decided that some soil improver and bark was needed. A quote had been received from Ruth Braddick but further enquiries were to be made as to how much soil improver and bark was needed and further quotes from the Derwen.

Footpath at rear of the Village Hall- Cllr A Woodthorpe and Cllr JH Lloyd had met at the Village Hall with members of the Junior Football Club to discuss the possibility of a footpath to be made at the rear of the village hall on Parish Council land. Further enquiries were to be made with a meeting with the Business Manager of the Corbet School and quotes for the work to be sought.

## 170/2023 FINANCES

- (a) Cheques for Approval – The following cheques totalling £9205.58 (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.



003482	P. Birch Contracting Ltd (General Maintenance)	674.46
003483	P. Birch Contracting Ltd (Cemetery)	264.30
003484	A Howls Salary-October	1299.60
003485	Inland Revenue-October	473.38
003486	PG Skips Ltd	46.96
003487	Prescott Surgery	6,000.00
003488	A Howls Expenses	268.24
003489	Aspli Safety –Throw Line x2	78.64
003490	Weston Lullingfields V Hall – Hire of Room	100.00

*Resolved:* Payment of the cheques was approved.

b) Other items of expenditure for consideration

Prescott Surgery - Cllr A Woodthorpe reported that he had attended a meeting at Prescott Surgery with Cllr M Feline and the Clerk to finalise the bill which the Parish Council had received in respect of the Business Case which had been arranged to be carried out by the surgery's Business Manager. After much discussion funding for the project had been agreed with Parish Councillors some time ago. Cllr A Woodthorpe agreed that the Council would pay the invoice but not the VAT as they could not claim this back. This was agreed with the Doctors at the surgery.

171/2023 CORRESPONDENCE

- (a) Letter from Chairman of Baschurch Wanderers thanking the Parish Council for their Donation.
- (b) E mail from local resident requesting consideration for the Coffin Stone to have an information board with it. *Resolved:* This will be discussed at next Parish Council Meeting.

All other correspondence received had been dealt with under their respective headings.

172/2023 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.05pm. The next regular Parish Council Meeting will be held on Monday 4<sup>th</sup> December 2023 at 7.30pm at Weston Lullingfields Village Hall.

Signed.....  
Dated 4<sup>th</sup> December 2023