

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 5th FEBRUARY 2024
AT BASCHURCH VILLAGE HALL

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

Seven members of the public

The Parish Council Meeting commenced at 7.30pm

15/2024 Apologies – Cllrs. D Sharpe, R Jones & M Feline

16/2024 **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.

17/2024 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

A representative from the Baschurch Village hall was in attendance and discussed the car park at the Village hall and the many groups of the community who use it. There was also discussions relating to a footpath which was being made at the side of the football pitches on Parish Council land. The footpath would be close to the boundary of the Village hall and Cllr J H Lloyd referred to the plans of the siting where the footpath would be placed. These discussions would be continued at a later date.

18/2024 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley then gave the following report:

Medical Centre

The Chair and I undertook a briefing session with the Vice Chair of Ruyton XI Towns Parish Council, Cllr Mervyn Eyles last week. We had hoped also to have had representatives from both Great Ness and Little Ness and Bomere Heath Parish Councils- but it was useful to have a thorough discussion with Cllr Eyles. He will no doubt report to his colleagues when Ruyton PC meets tomorrow evening (February 6th).

Railway Station.

The Chair and I had a useful meeting on January 19th with the head of Walford College. She is only recently in post at the College but is clearly keen to support our efforts to develop the project.

18/2024(Cont'd)

Planning/Highways

A wide ranging consultation is now being undertaken by Shropshire Council on a Movement Strategy for Shrewsbury. Whilst this primarily affects the town itself it will likely impact on the whole of the County.

shropshire.gov.uk/2024/01/public-consultation-into-shrewsbury-moves-strategy-to-launch-this-Friday/

Some of the proposals, if developed in the way envisaged, are in my view very significant. I believe other cities and towns in England have embarked on similar projects which have been highly controversial.

The consultation began on January 26th and continues until March 22nd-so there is time for the Parish Council to consider its views at its March meeting.

The much delayed work at Dove Court will be undertaken later this month. Over a very lengthy period neither the Parish Council nor I have ceased to press for the completion of the road works. These should have been undertaken by the original developer in 2008/2009!

Community Governance Review

The Parish Council views were submitted by the Clerk prior to the January 26th deadline. There is a meeting of the Shropshire Council Working Group (of which I am a member) on Wednesday afternoon this week February 7th. I will of course support the Parish Council's views on the warding of the extended parish.

19/2024 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 8th JANUARY 2024

Cllr Mrs A P R Budgen proposed and Cllr Mrs C Weller seconded that the minutes of the Parish Council meeting held on Monday 8th January 2024. This was confirmed as a true and correct record and agreed and signed by the Chairman.

20/2024 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 8th JANUARY 2024, NOT ITEMISED ON THE AGENDA

There were none.

21/2024 PLANNING

- (a) 23/05364/FUL- Erection of two storey rear extension and part single storey, single storey extension to the front and small external breast to the aside at 9 Robert Jones Close, Baschurch, Shrewsbury, Shropshire.

The Chairman outlined the application which Councillors then discussed and he proposed to object to the proposed development as below:

Baschurch Parish Council objects to the proposed development due to the scale. The proposed two-storey rear extension and part single-storey extension to the front are of significant scale, and the concern is that these alterations will adversely impact the visual harmony of the neighbourhood but fully understand that the proposed development is mostly to the rear of the property so will generally only impact on direct neighbours. The development may appear overpowering in comparison to surrounding properties, leading to an unbalanced and imposing streetscape. The Parish council completely appreciates the need for development and improvement within our community but the proposed development is of overly significant scale, ie it is too big. This was seconded by Cllr J H Lloyd and passed with two abstentions. Shropshire Council to be informed.

21/2024(Cont'd)

- (b) 23/05435/OUT- Outline application for the erection of up to six three-bedroom dwellings to include means of access at White House Farm, Weston Lullingfields, Shrewsbury, Shropshire.

8.30pm Standing Orders were proposed to be suspended by Cllr J H Lloyd and seconded by Cllr R Thomas.

The applicant and the agent were in attendance and gave any clarification of the application to Councillors.

8.55pm Cllr J H Lloyd proposed to reinstate Standing Orders which was seconded by Cllr Mrs C Weller.

The Chairman then thanked the applicant and their agent for attending and giving the Councillors the opportunity to answer questions and understand the development in further detail.

Councillors then discussed the application and Cllr Woodthorpe proposed that the Parish Council object on the grounds of over development. The proposal to erect up to six three-bedroom dwellings on the site appears excessive and will result in overdevelopment. The density of the housing units could lead to congestion which would have a negative impact on access to the properties. The proposed development allocates up to 12 car parking spaces(assuming 2 cars per property) this is a significant volume of traffic for a modest access routes into the development. If any of the dwellings has guests parking on the road then this could cause significant access issues. The frontage of one dwelling overlooks neighbouring gardens, the adjacent property appears to have not frontage at all. The proposed development looks cramped and not conducive to the family living accommodation as described. This has the potential to compromise the character of the area and diminish the quality of life for existing residents. This was seconded by Cllr J H Lloyd and passed with one abstention. Shropshire Council to be informed.

- (c) 24/00131/FUL- Proposed garage at Wycherley Cottage, Bagley, Ellesmere, Shropshire.

Cllr A Woodthorpe outlined the application which Councillors then discussed he proposed to support the development of a garage at the property. The proposed development would have no impact on neighbours due to the remote location and would also enhance the existing property. This was seconded by Cllr R Thomas and agreed by all. Shropshire Council to be informed.

- (d) Planning Appeal -Reference 23/02507CPL
Appeal Reference – 24/03225/REFLUD

A lawful development certificate that the proposed development under Class A and E of the General Permitted Development Order 2015 (as amended) Schedule 2 Part1 (Development within the curtilage of a dwelling house) for the erection of a single storey side and rear extension is lawful at Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire.

Cllr A Woodthorpe outlined the appeal which Councillors then discussed after which he then proposed to strongly object to the appeal as planning for the existing property was only recently granted last year after a history of refused applications for larger properties on this site which is open countryside.

21/2024(Cont'd)

Previously there was a mobile home on site, from which the existing bungalow become permitted development. There's a history of planning applications being refused on this site for unsuitable properties in relation to the needs of the farm, this application is more of the same. Our opinion remains unchanged. This was seconded by Cllr R Thomas and passed with one abstention. Shropshire Council to be informed.

Planning Permission Granted

- 23/04998/FUL- Erection of a ground floor side extension at 23 All Saints Way, Prescott, Baschurch, Shrewsbury, Shropshire.
- 23/04972/VAR- Variation of Condition 2 (Approved plans) attached to Application Reference Number 10/05075/FUL Date of Decision 14/01/2011 at Barn Conversions adjacent to Yeaton Manor, Yeaton, Baschurch, Shrewsbury, Shropshire.
- 23/05245/FUL- Erection of domestic extension at Haughton House, Merrington, Bomere Heath, Shrewsbury, Shropshire.
- 23/04811/FUL-Change of Use from agricultural to mixed use, agricultural and equestrian for personal use only. Construction of stable fronts to existing open fronted agricultural outbuildings at Old Russet Barn, Stanwardine Park Farm, Stanwardine in the Fields, Baschurch, Shrewsbury, Shropshire.

Any planning applications received since 29th January 2024 or any other planning issues.

Planning Enforcement Protocol for information had been forwarded to all Parish Councillors.

22/2024 HIGHWAYS AND STREET LIGHTING

Temporary Road Closure- Newtown, Baschurch on Sunday 21st April 2024 for work by Severn Trent Works.

Councillors discussed the road between Baschurch and Walford Heath and felt that the speed limit of 30mph should be extended from just passed the roundabout towards the College as there was a section of road where the speed restrictions for 30mph ceased and was then re-instated near the College. Traffic Regulation Order to be looked at. This was proposed by Cllr Mrs C Weller and seconded by Cllr Mrs W Lowdon and passed with one abstention.

23/2024 COMMUNITY GOVERNANCE REVIEW

Councillor N Bardsley had already reported on this in his report.

24/2024 WEST MERCIA LOCAL POLICING COMMUNITY CHARTER

The Charter had asked Parish Councils to forward their policing priorities for the coming year. The Council wished to put forward the following:

Road Safety issues Rural Crime and Anti-Social Behaviour.

25/2024 ANY COUNCILLORS REPORTS

A report was received that the hedge had grown out at a property passed the Doctors surgery near the Island. Clerk to follow up and write to householder.

Cllr Mrs A P R Budgen gave a report on the recent SALC Meeting held on Wednesday 10th January 2024 by zoom.

Cllr A Woodthorpe stated there was no further information on the report being carried out in respect of the re-opening of Baschurch Railway Station.

26/2024 CEMETERY

Cllr J H Lloyd stated he was making further enquiries into the Cemetery gate with the local contractor who was replacing it.

27/2024 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The repairs on the play areas had been discussed with Councillors and agreed upon previously. Cllrs also discussed the disabled roundabout which had also been agreed upon purchasing. The Clerk had gained two quotes and Councillors chose the Wheelspin Roundabout priced at £15600.00. Cllr A Woodthorpe proposed this one be purchased and Cllr R Thomas seconded this and all were in agreement. The firm, Canvas who constructed the skate park had been contacted and were going to attend and sort out problems.

28/2024 FINANCES

- (a) Cheques for Approval – The following cheques totalling £3510.35 (which includes VAT) were put forward for approval. These were proposed by Cllr Mrs A P R Budgen and seconded by Cllr J H Lloyd and agreed by all.

003511	P. Birch Contracting Ltd (General Maintenance)	674.46
003512	P. Birch Contracting Ltd (Cemetery)	264.30
003513	A Howls Salary- January	1299.60
003514	Inland Revenue-January	473.38
003515	PG Skips Ltd	58.70
003516	S Bradbury –Tree work on football field	360.00
003517	Scottish Power	344.91
003518	SCRUA-Railway Subs	10.00
003519	Rail future subs	25.00

Resolved: Payment of the cheques was approved.

b) Other items of expenditure for consideration

Kings Drive Playground – The Clerk stated she had received a quote for replacing rails around the playground and putting down extra layer of woodchip which would cost approx. £1068.00. This was proposed by Cllr J H Lloyd and seconded by Cllr A Woodthorpe and agreed by all.

29/2024 CORRESPONDENCE

There was no correspondence.

30/2024 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.00pm. The next regular Parish Council Meeting will be held on Monday 4th March 2024 at 7.30pm at Baschurch Village Hall.

Signed.....

Dated 4th March 2024