

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 6th January 2025
AT BASCHURCH VILLAGE HALL

Present: Councillors A Woodthorpe (Chair) 1/2025
Mrs G Tomlins
M Feline
R Thomas
Mrs W Lowdon
Mrs C Weller
S Hey
J H Lloyd
N Hancocks
R Jones
Mrs A Howls Clerk.
Cllr N Bardsley Shropshire Council

Two members of the public

The Parish Council Meeting commenced at 7.30pm

1/2025 Apologies – Cllr D Sharpe & Mrs A P R Budgen,

2/2025 **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 no declarations made.

3/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

Baschurch Railway Station Group- A member of the group put forward views and information to the Councillors which he felt would benefit the proposed railway station. The Chairman thanked him for his information and stated that there would be a meeting of the Station Group before the next Parish Council meeting and an update would be given to them.

4/2025 **REPORT FROM SHROPSHIRE COUNCIL**

Councillor Nick Bardsley sent the following report:

New Medical Centre: Prescott Surgery

A further meeting of the small group referred to in my report to your October 2024 meeting took place on December 13th.

There was a productive discussion, much of it focussed on a scheduled visit to the existing surgery premises next month (on February 7th) by Helen Morgan MP. A brief for the visit provided by Jackie Jones, Chair of the Surgery Patient Group will be available at this evening's meeting.

Our MP is additionally the Lib Dem spokesperson on Health and Social Care.

As Parish Councillors are aware, the Group Practice serves important areas outside Baschurch, in North Shropshire but also in the Shrewsbury constituency, particularly in Great Ness, Little Ness, Nesscliffe and Bomere Heath.

It is important therefore for Julia Buckley, Labour MP and for neighbouring SC Councillors to be kept in the loop. I'm hoping to arrange a further meeting with Julia Buckley MP in the near future.

Planning/Highways

I included in my report to your December meeting mention of the departure of Mark Barrow, Executive Director of Place, early in the month.

His responsibilities, pro tem, rest with the Chief Executive. Day to day management is delegated to two Assistant Directors: Andy Wilde - infrastructure & growth Jane Trethewey - homes & communities.

I have written therefore to Andy Wilde about the very lengthy delays in progressing the essential work in preparing the TRO needed for Ruyton Road. now that the TC homes development has been completed and, I believe, all the dwellings occupied. It was a condition attached to the grant of planning permission that the revised speed limits needed be in place *before any of the dwellings were occupied*.

Local Plan, Planning Committees, NPPF

The Government's programme for accelerating the grant of planning permissions (particularly for housing estates) moved forward rapidly in the run up to Christmas and the New Year with:

- the start of consultations on the future of local planning committees. It is likely that in future the great majority of decisions will be made by Officers.
- the publication of the NPPF final document and the confirmation of a significantly increased annual housebuilding requirement for Shropshire, up from 1073 to 1994.

There is still no further word about the delayed examination of the draft Local Plan.

English Devolution White Paper

This is a lengthy and radical proposal which, when enacted, would abolish:

- all two tier LAs and create unitary authorities
- all existing unitary authorities with a population at or below 500,000.

Shropshire Council will therefore have to merge with at least one neighbouring LA. The new unitaries will then be required to come together into a combined LA under a mayor who will also be the Police and Crime Commissioner and political head of the fire service. There is a marked absence of detail in the White Paper and little on time scales - but there has been talk (by Government Ministers) about postponing 2025 Council elections, so that the delayed elections will be to the new Unitary LAs.

5/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th DECEMBER 2024

Cllr Mrs C Weller proposed and Cllr J H Lloyd seconded that the minutes of the Parish Council meeting held on Monday 2nd December 2024. This was confirmed as a true and correct record and signed by the Chairman.

There were none.

8 20pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

7/2025 PLANNING

- (a) 24/04635/TCA- Fell two Leylandii (T2 & T3) reduce crown by 60% of No one. Sycamore (T4) and reduce approx. seven Leylandii to 3 m in height within Baschurch Centre Conservation Area at Drenwydd, Newtown, Baschurch, Shrewsbury, Shropshire.

Baschurch Parish Council had supported the application by e mail over the Christmas period. Shropshire Council had been informed that Councillors supported the decision of the Tree Preservation Officer to carry out the work needed.

- (b) 24/04012/FUL- Proposed cart shed at Mill House, Yeaton, Baschurch, Shrewsbury, Shropshire. (Amended plans)

8.25pm Standing Orders were proposed to be suspended by Cllr M Feline and seconded by Cllr R Thomas.

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

8.35pm Cllr J H Lloyd proposed to reinstate Standing Orders which was seconded by Cllr Mrs G Tomlins.

Councillors discussed the amended plans for the application and Cllr M Feline proposed to support the application and acknowledged and appreciated the efforts made to address the concerns and feedback provided during the earlier stages of this application.

The revised proposal appears to align more closely with the character of the site and its surroundings respecting the rural and residential context of Mill House. The scale, design, and materials proposed for the cart shed now seem appropriate for its intended use, without negatively impacting the visual amenity or setting of the property.

However, we must emphasise the importance of adhering to the stated use of the structure as a cart shed. To ensure this, it is essential that robust conditions are applied to any grant of planning permission. This was seconded by Cllr Mrs W Lowdon and agreed by all. Shropshire Council to be informed.

- (c) 24/04780/FUL- Variation of condition no 2 (approved drawings) attached to 22/04728/FUL at Fenemere Lane Farm, Fenemere, Baschurch, Shropshire.

Councillors discussed the application and Cllr A Woodthorpe proposed to the following response to object to the application.:

This application attempts to alter the approved development from a building with the origins of a static caravan to a large building, which represents a significant departure from the original scope of the approved plans.

Key Grounds for Objection

Contravention of the Original Planning Permission:

The original application (22/04728/FUL) was granted for a static caravan to be developed into a permanent building, which by its very nature and original intended purpose is temporary and limited in scale. The proposed variation would result in a substantial

permanent building, which goes beyond the intended scale and character of the initial approval. Such a shift undermines the integrity of the planning process and sets a concerning precedent for disregarding planning conditions.

Impact on Rural Character and Landscape:

The proposed large building is incongruous with the surrounding rural environment. Fenemere Lane Farm and its environs are characterised by open countryside and agricultural land, where developments should be sympathetic to the natural landscape. A large, permanent structure would visually dominate the area, causing harm to the rural aesthetic and potentially impacting the amenity of nearby properties and public rights of way.

Increased Environmental and Infrastructure Concerns:

A larger building may bring additional demands on local infrastructure, such as access roads, drainage, and utilities, which were not assessed in the context of the initial planning application. These unassessed impacts may lead to unforeseen strain on the area's resources.

Potential for Unintended Intensification of Use:

The original purpose of this dwelling was to service the chicken units and it is noted that the application states that its not to be used for agricultural purposes. Approving a variation to allow a large building raises concerns about future use beyond what was originally intended. This could lead to intensification of activity at the site, including commercial or residential uses, which may not align with local planning policies or the expectations of neighbouring residents.

Non-Compliance with Local Planning Policies:

The proposal conflicts with Shropshire Council's Core Strategy policies, particularly those aiming to protect the countryside (e.g., Policy CS5) and ensure developments are appropriate in scale and design (e.g., Policy CS6). A large building does not meet the criteria for sustainable and proportionate development in a rural area.

Conclusion

This variation represents a fundamental shift in the nature and impact of the approved development. Allowing this change would not only contravene planning principles but also set a dangerous precedent for undermining planning conditions across Shropshire.

Baschurch Parish Council objects to this application in the interests of preserving the integrity of the planning process, protecting the rural character of Fenemere, and safeguarding the rights of local residents. This was seconded by Cllr Mrs W Lowdon and agreed by all. Shropshire Council to be informed.

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Any planning applications received since 30th December 2024 or any other planning Issues.

LOCAL GOVERNMENT AND PUBLIC INVOLVEMENT IN HEALTH ACT 2007

The Shropshire (Re-Organisation of Community Governance) No3 Order 2024 was put in place on 19th December 2024 and will come into effect on 1st April 2025

The existing wards of the Parish of Baschurch shall be abolished. The parish shall be divided into three wards and shall be named Baschurch, Walford and Walford Heath and Weston Lullingfields and there will be thirteen Councillors.

Baschurch Parish Council

6th January 2025

8/2025 HIGHWAYS AND STREET LIGHTING

Temporary Road Closure- B4397 Marton on Tuesday 18th February 2025 for works by Severn Trent Water.

9/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The fence on Kings Drive Play area had been repaired.

10/2025 ANY COUNCILLORS REPORTS

Cllr Mrs G Tomlins complained that some of the litter bins in the village had been removed for one reason or another by Shropshire Council and have not been replaced.

11/2025 VILLAGE GREEN - TREES

There was no update.

12/2025 BASCHURCH RAILWAY STATION

Work was still ongoing and the Chairman would update Councillors whenever more information was available.

13/2025 DOCTORS SURGERY & PATIENT GROUP

As discussed in Cllr N Bardsley's report 4/2025 refers.

14/2025 FINANCES

- (a) **Bacs Payments for Approval** – The following payments totalling £15,322.46 (which includes VAT) were to be paid over the month of January These were proposed by Cllr J H Lloyd and seconded by Cllr M Feline and agreed by all.

BACS 45	P. Birch Contracting Ltd (General Maintenance)	674.46
BACS 45	P. Birch Contracting Ltd (Cemetery)	264.30
BACS 46	A Howls Salary- January	2570.00
BACS47	Inland Revenue-January	659.60
BACS 48	PG Skips Ltd	62.20
BACS 49	Weston Lullingfields Village Hall- Hire of Hall	70.00
BACS 50	Baschurch PCC - Porch Pantry Donation	250.00
BACS 51	Scottish Power	345.90
BASC 52	SLC Rail	10,236.00
BACS 53	SLCC subs	190.00

Resolved: Payment of the BACS were approved.

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

Precept and Budget for 2025/26- This was adjourned until the February Meeting to enable Councillors to hold a Finance & General Purposes Committee Meeting.

The Finance & General Purposes Committee would hold a meeting on Monday 13th January 2025. Venue to be confirmed.

15/2025 CORRESPONDENCE

All Correspondence had been dealt with under each agenda item.

16/2025 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 3rd February 2025 at 7.30pm at Weston Lullingfields Village Hall

Signed.....

Dated 3rd February 2025