

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 3rd FEBRUARY 2025
AT WESTON LULLINGFIELDS VILLAGE HALL

Present: Councillors M Feline (Chairman)
Mrs G Tomlins
R Thomas
Mrs W Lowdon
Mrs C Weller
J H Lloyd
N Hancocks
R Jones
Mrs A Howls Clerk.

Four members of the public

The Parish Council Meeting commenced at 7.30pm

17/2025 **Apologies** – Cllr A Woodthorpe, D Sharpe, S Hey, Mrs A P R Budgen & Shropshire Councillor N Bardsley

18/2025 **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.

19/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

Cllr M Feline welcomed members of the public and took any questions. Mr Alex Bruce, Planning Consultant from Berry's stated he was in attendance in respect of the planning application for T C Homes Development for Additional housing. He stated he would answer any questions that needed clarification.

The Chairman brought forward the planning application to be discussed and reminded the public that they could not partake in any further discussion.,

25/00049/OUT- Outline Planning application- (access and layout for approval) for the proposed erection of three dwellings at land west of Perry Close, Baschurch, Shrewsbury, Shropshire.

Councillor Feline gave a summary of the application as below after which Parish Councillors discussed the application:

Baschurch Parish Council's view has remained the same so please see 21/03108/FUL to see our original stance. The S106 from that **Approved** application states:

"In the approved Section 106 agreement at the site shall require the application to seek to reduce the speed limit to 30mph in accordance with the submitted documentation"

This has been completely ignored despite the extensive efforts from Baschurch Parish Council Chairman Cllr Woodthorpe and Cllr Bardsley there has been multiple correspondence and site visits on this subject most of which has been ignored.

Baschurch Parish Council

3rd February 2025

In this new application, under the highway report the following statement is made:

“The B4397 in vicinity of the site has a typical carriageway width of 6m, and is subject to a 40mph speed limit. Condition 3 of permission 21/03108/FUL included a requirement that the development seek to extend the existing 30mph speed limit to incorporate the full site frontage; the progress of this matter is unknown, and no speed limit changes have been implemented at the time of writing.”

To summarise, documents within this application point out the complete disregard by multiple parties to completely ignore a condition that links to safety.

Cllr R Jones proposed that Baschurch Parish Council strongly object to the outline planning application for the proposed erection of three dwellings at land west of Perry Close, Baschurch, on the following grounds:

1. Highway Safety and Dangerous Road Conditions

The proposed development is located adjacent to a section of road with a 40mph speed limit, which poses a significant risk to road users and pedestrians. This stretch of road is already hazardous due to the volume of traffic and the lack of adequate speed control measures. Any additional access points created for the proposed development will further exacerbate the dangers, increasing the risk of accidents.

2. Failure to Enforce Speed Reduction Conditions on Adjacent Developments

The Section 106 conditions related to highways have not been fulfilled, despite the applicant benefiting financially from the previous development. This new application only increases the dangers BPC has previously highlighted.

There was a planning condition imposed on adjacent developments by TC Homes and Homes Plus, requiring a speed reduction to mitigate road safety concerns. However, not only has this condition been completely ignored by the developers, but Shropshire Council has failed to enforce this requirement, leaving the area in an unsafe state. Approving further development in this location without addressing the existing road safety failures are wholly irresponsible.

3. Cumulative Impact on Road Safety

Given that the previously approved developments already contribute to increased vehicular and pedestrian activity along this hazardous stretch of road, adding three more dwellings will intensify the existing road safety issues. Without enforcement of the required speed reduction, this new development would further endanger residents and road users.

4. Non-Compliance with Planning Policy and Duty of Care

The failure to enforce the speed reduction condition contradicts Shropshire Council's duty of care to protect public safety. Approving this application without resolving the existing road hazards would be in direct conflict with both national and local planning policies aimed at ensuring safe and sustainable development.

5. Development Boundary & Justification:

This site is an exception site located outside of the established development boundary. The supposed infill has only arisen due to Shropshire Council's controversial approval of the adjacent social housing development. There is no community benefit or valid justification for building outside the development boundary; the application appears to be opportunistic profiteering based on a previous planning decision, which BPC considers incorrect.

6. Failure to Significantly Contribute to Housing Needs:

The claim in the planning statement (5.10) that these three houses will significantly contribute to Shropshire's housing requirements is highly misleading and unrealistic.

7. Inadequate Research on Local Facilities & Infrastructure Impact:

The planning statement misrepresents available facilities in Baschurch. The primary school is already at full capacity, leaving no room for additional students. Local sewage treatment facilities are overburdened, and further development would exacerbate existing issues.

8. Highway Safety Concerns & Required Mitigations:

The current proposal does not address the critical need for improved road safety measures. The application must include:

- Extending the 30mph speed limit beyond Church Road crossroads in the westerly direction.
- Installing streetlighting along Ruyton Road from Church Road in an easterly direction.
- Widening the Ruyton Road footpath from the entrance to the recently built development.

Walking should be encouraged, but infrastructure improvements are essential for safety. It is important to consider that facilities are located in both directions, including All Saints Church, The New Inn, and Moor Farm Shop & Café, making safe pedestrian routes a necessity.

Conclusion

Given the unaddressed road safety concerns, failure to enforce previous planning conditions, and the increased risk posed by additional development, I strongly urge the planning authority to refuse this application until the necessary speed reduction measures are fully implemented and enforced and all other factors to improve the ability for residents of this development to access the village safely. It was good that the developers attended the Parish Council meeting to listen to concerns raised and appeared to take onboard the feedback.

Cllr R Thomas seconded the proposal to object which was agreed by all. Shropshire Council to be informed.

20/2025 REPORT FROM SHROPSHIRE COUNCIL

The Clerk reported that she had received an e mail from Lydia Bardsley to say her father had a fall and had been to hospital. Councillor Bardsley's report had been distributed to all Councillors as below.

T C Homes Development Ruyton Road Baschurch

Despite increasingly concerned e mails from your Chair and I and a reference by the Clerk to SALC there has been no substantive response from SC Officers. All we have on January 31st (via SALC) is that Mark Wootton will “be in touch as soon as possible with details of discussion he had had this week to try to move the issue forward”

In the meantime, there has been a fresh planning application, included on your agenda for next week’s meeting, on land immediately adjacent to to the TC Homes development – 25/00049/OUT. With the agreement of the Chair and Vice Chair, I have “called in the application. “Hopefully so that it will be referred to the Northern Planning Committee for determination.

Local Plan, Planning Committees NPPF

There is to be a briefing (from the LGA) late on Monday afternoon which may shed more light on the Government’s detailed plans. I will; report verbally at your meeting. It is significant but not surprising that the recent application on land adjacent to TC Homes Development makes specific reference to the fact that Shropshire does not now have a “Five Year” land supply

The draft Local Plan was designed to demonstrate adequate land for house building-but, as a direct result of Government requiring Shropshire to provided almost double the number of houses (now nearly 2000 each year) it is impossible quickly to identify fresh housing land. There is a real danger of a repeat of the “free for all” which some of us recall in 2014 with on some otherwise inappropriate locations. Developments throughout Shropshire

Railway Station Project

Five Parish Councillors plus the Clerk and myself met on the evening of January 30th to appraised the most recent report from our Railway Consultants, SLC Rail. We are meeting representatives of SLC next week, on February 10th at 1.00pm on Teams.

The Chair and his fellow Councillors at the meeting proposed the view (which I strongly supported) that we should actively seek and promote additional housing development on land adjacent to the re-opened station.

Monday’s meeting is an opportunity for the whole Parish Council to discuss /endorse this proposition.

20/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JANUARY 2025

Cllr Mrs C Weller proposed and Cllr J H Lloyd seconded that the minutes of the Parish Council meeting held on Monday 6th January 2025 This was confirmed as a true and correct record and signed by the Chairman.

21/2025 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JANUARY 2025 NOT ITEMISED ON THE AGENDA

There were none.

22/2025 PLANNING

- (a) 24/00130/FUL- Residential conversion/change of use at Barn at Walford Barns, Walford, Shrewsbury, Shropshire .

Councillors discussed the plans for the conversion/change of use at the above and Cllr Mrs C Weller proposed to support the application as below which was seconded by Cllr R Thomas and agreed by all. Shropshire Council to be informed.

Baschurch Parish Council supports this planning application and the proposed residential conversion of the barn at Walford Barns. The development is in keeping with the character of the surrounding barn conversions and aligns with the established aesthetic and usage of the area. We believe this proposal will contribute positively to the local setting by preserving the existing structure while providing additional residential accommodation.

However, we would like to note a concern regarding parking and vehicle movement within the development. The additional parking required for the new conversion may reduce the available space for vehicles associated with the surrounding barns, potentially impacting access and manoeuvrability. We recommend that provisions be considered to ensure adequate vehicle circulation and minimise any disruption to current residents.

It is also noted that there is a lack of access to the properties via foot therefore if the development were to include enhancement/creation of a footpath then this would also be looked upon favourably.

- (b) 25/00185/VAR- Removal of Condition No. 9 attached to permission N/92/313/BA/559A dated 01 August 1995 at Borrowdale, Church Road, Baschurch, Shrewsbury, Shropshire Reference: 25/00185/VAR (validated: 22/01/2025)

Councillors discussed the plans for the conversion/change of use at the above and Cllr J H Lloyd proposed to support the application as below which was seconded by Cllr Mrs G Tomlins and agreed by all. Shropshire Council to be informed.

Baschurch Parish Council supports the application for the removal of condition. It is understood that the property was initially constructed because of legacy ties to when the field was owned privately and things have evolved and times have moved on. Any future development applications for development will be reviewed and assessed accordingly.

Planning Permission Granted

- 24/04012/FUL- Proposed cart shed at Mill House, Yeaton, Baschurch, Shrewsbury, Shropshire
- 24/04478/FUL- Proposed two storey extensions to front, side and rear elevations at Conifers, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

Any planning applications received since 28th January 2025 or any other planning Issues.

25/00292/FUL- Alterations and extension to garage outbuilding to form residential annexe, erection of new workshop shed (resubmission) at The Old Smithy, Yeaton, Baschurch, Shrewsbury, Shropshire.

This application had only just been received by the Council and would be dealt with at the March Meeting.

23/2025 HIGHWAYS AND STREET LIGHTING

- (a) Temporary Road Closure-Weston Road from Baschurch to Weston Lullingfields from Monday 17th February 2025 until 7th March 2025 for Test, rod and rope, cabling and subduct works if required by Freedom Fibre work.

23/2025 (Cont'd)

- (b) Temporary Road Closure- Yeaton Junction Mission Cottage to Walford Heath, Nr Baschurch from Monday 27th January 2025 to Friday 7th February 2025 between 8am to 5.00pm for re surfacing works by Shropshire Council.
- (c) Temporary Road Closure-Unnamed Road through Stanwardine in the Wood from Monday 24th March 2025 to Sunday 30th March 2025 for Test, rod and rope, cabling and subduct works if required by Freedom Fibre work.

24/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was nothing to report.

25/2025 ANY COUNCILLORS REPORTS

Cllr Mrs W Lowdon stated she and Cllr Hey had attended a meeting at PGL Boreatton Park at 1.00pm on Thursday 23rd February 2025 with Ali Duffy, manager. She stated that the meeting began by Councillors thanking PGL management and staff for their work on the Stanwardine Pool, putting in the passing places, their assistance with the Remembrance Parade and the monthly updates as to what is happening at PGL. We acknowledged that 240 people work at PGL during the season and 50 of those are live locally and all will use the amenities and businesses in the area.

The traffic situation was discussed at length. Ali Duffy stated she had sway over the local bus providers, Lakelands and Longmynd, but she was unable to insist that the bus companies used by the schools to transport their children to their outdoor experience in PGL take the advice she provides to the schools for the bus drivers. In this advice she tells them not to come in convoy, that the road is single- track and there are other users, including walkers, horses and cyclists, on the road and to arrive at the time specified. She always contacts the bus company if there is a local complaint and asks that the person observing poor use of the small road by bus drivers also contact the company. The bus drivers are often under pressure from bosses as to times. She does respond directly to all complaints.

The passing bays were discussed and it was stated that two passing places could accommodate two buses. The others will fit a bus and a car; these cannot be made any bigger because of it pushing into the landowners' property. The passing bays have been signed off by Shropshire Council and the national speed limits apply to the road. (It is PGL which provides warning signs). One passing bay has not been adequately finished and Ali is already in discussion with the contractors about repairing the work.

We discussed communication with the Stanwardine residents could include a letter drop as to the peak times of bus use on the road from PGL to Baschurch (Monday, Wednesday and Friday between 11 - 4) and make sure her contact details are provided: ali.duffy@pgl.co.uk and 01939 260551 to make contact with the local centre.

PGL invited Stanwardine in the Fields residents to a walk through the park on an open day in February 2024 and only four people attended. She will though consider having a wine and cheese event though she cannot bring people on to site while there are children in residence.

Cllr Mrs W Lowdon reported that the group looking into Pollution of Rivers locally had started to undergo water testing in relation to the River Perry.

Cllr Mrs C Weller requested that she would like to put forward the upgrading of the path way between the Badgers Way Play Ground and the Spar. This route is used by the old and young and has sunk and not been touched for years. She stated she was aware that this was not within the Parish Council remit. Also, there is a person or persons allowing their dogs to foul the play park behind the Wheatlands.

Cllr Mrs Weller also asked for more signs saying no dogs off leads and pick up your mess. on the Playground Trust play area.

26/2025 VILLAGE GREEN - TREES

Cllr J H Lloyd reported that the tree surgeon was attending the Village green this week and would advise where the damson tree was to be planted.

27/2025 NEIGHBOURHOOD PLANNING

A meeting had taken place in January but there had very little attendance from both Parish Councillors or members of the public. Another meeting was to be arranged.

28/2025 BASCHURCH RAILWAY STATION

Work was still ongoing and the Chairman would update Councillors whenever more information was available. There had been a meeting of the Railway Group as stated in Shropshire Cllr N Bardsley's report.

29/2025 FINANCES

- (a) Bacs Payments for Approval – The following payments totalling £3550.34 (which includes VAT) were to be paid over the month of February These were proposed by Cllr J H Lloyd and seconded by Cllr M Feline and agreed by all.

BACS 54	P. Birch Contracting Ltd (General Maintenance)	674.46
BACS 54	P. Birch Contracting Ltd (Cemetery)	264.30
BACS 54	P Birch Contracting Ltd (Kings Drive Playground Fence)	295.00
BACS 55	A Howls Salary- January	1403.60
BACS 56	Inland Revenue- January	517.32
BACS 57	PG Skips Ltd	49.76
BACS 58	Scottish Power	345.90

Resolved: Payment of the BACS were approved.

c) Other items of expenditure for consideration

Precept & Budget 2025/26

The Clerk and Councillors discussed the Council's finances for 2025/26. The Clerk and Finance & General Purposes Committee had produced a draft budget for the coming financial year. After much discussion the draft budget was proposed by Cllr J H Lloyd and seconded by Cllr R Thomas. and was agreed by all present. *Details of the precept to be forwarded to Shropshire Council.*

Receipts		Budget
		2025/26
Precept		53806.0
Neighbourhood Fund		30000.0
Interest		2000.0
VAT Refund		0.0
Cemetery		4500.0
Football Club		1500.0
Allotments		748.0
Grants & Donations		
Miscellaneous		
Parish Council Reserves		
Neighbourhood Fund (Reserves)		
Total		92554.0
Payments		
Grass Cutting		10000
Badgers Way		5000
Recreation Ground		10000
Village Green/Roundabout		5000
Stanwardine Pool		0
Cemetery		7500
Street Lights		5500
Allotments		748
Bridleway & Footpaths		6000
Office Subscriptions		3000
Staff Costs & Inland Revenue		23500
VAT		0
Doctors Surgery		5000
Railway Station		50000
Playground Trust		5000
Website		1000
Donations		6000
Village Halls		600
Insurance		2000
Data Protection		50
Auditors		500
Training		200
Local Support Fund		0
Elections/Legal Fees		3000
Neighbourhood Plan		5000
Total		154598

The Finance & General Purposes Committee held a meeting on Monday 13th January 2025 at Baschurch Fire Station where they discussed the precept and budget for the next financial year. The Cemetery Fees were also discussed and prices were increased 5% and rounded off. The Junior Football Club fees were also increased from the following season. Cllr J H Lloyd proposed the above and Cllr Mrs W Lowdon seconded these. All were in Agreement

29 /2025 (c) Cont'd

The Clerk reported that she had made enquiries for the sign stating details of the Coffin Stone. She had circulated details to Councillors and stated the cost would be approx. £500.00. Cllr Mrs G Tomlins proposed the sign be ordered. Cllr J H Lloyd seconded the proposition and all were in agreement.

30/2025 CORRESPONDENCE

Church Fete -An e mail had been received from a representative from All Saints Church, Baschurch asking permission to hold the Annual Church Fete on the Village Green this year on Saturday 28th June 2024 from 12 noon. Until 6.00pm, This was agreed by Parish Councillors.

Victory in Europe 80 Year Celebrations -An e mail had been received from a representative from Royal British Legion Baschurch & Bomere Heath Branch asking permission to hold the celebrations on the Village Green on Thursday 8th May 2025 from 10am until 11am This was agreed by Councillors.

Police Report -The Clerk stated she had received a Police Report from had been sent from PCSO 40305Kerry Hogg. High visibility mobile patrol is conducted throughout the village and surrounding rural areas. An online report was received regarding the damage to the recreational field on Eyton Lane, an appeal has been put out on social media and Neighbourhood matters, asking for any information relating to this. There had also been some parking issues in the village.

Officers attended the Baschurch Village Hall car park recently and not one resident came to speak with them. The team are also hoping to hold open sessions/PACT meetings within the area and can do so using the mobile police station if a venue is not available, it would be appreciated if any councillors would like to join us and dates can be arranged to accommodate those who do wish to, if this is successful the team will look to hold more throughout the year.

31/2025 DATE OF NEXT MEETING

There was no other business and the meeting closed at 9.15pm. The next regular Parish Council Meeting will be held on Monday 3rd March 2025 at 7.30pm at Baschurch Village Hall

Signed.....
Dated 3rd March 2025