

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 7th APRIL 2025
AT BASCHURCH VILLAGE HALL

Present: Councillors A Woodthope (Chairman) 21
 Mrs G Tomlins
 R Thomas
 M Feline
 S Hey
 Mrs A P R Budgen
 R Jones
 Mrs W Lowdon
 Mrs C Weller
 J H Lloyd
 N Hancock

 Mrs A Howls Clerk.
 Cllr N Bardsley Shropshire Council

 Four members of the public

The Parish Council Meeting commenced at 7.30pm

50/2025 Apologies – Cllrs. D Sharpe

51/2025 **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.

52/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

There were no reports

53/2025 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Bardsley gave the following report:

Application 25/00795/FUL: Bell View: Marton Road.

With the agreement of the Chair and Vice Chair I called in this application last month. A copy of my request is attached which has been formally acknowledged by the case officer.

Railway Station Project

The Project Action Group met on March 10th. The submission to be made to Shropshire Council is now in its final form and the priority is to make sure that the project is included in the draft LT4. Further public consultation on the draft LTP is likely over the next few months and Baschurch Parish Council and those parishes likely to benefit from a reopened railway station may wish to lobby newly elected Shropshire. Councillors as well as Officers once the May 1st elections are decided and anew Administration for Shropshire Council has been formed.

53/2025 (Cont'd)

Prescott Surgery

A lobbying campaign similar to that which I have suggested above (in respect of the railway station) after the May elections may help to ensure that recent progress is maintained. The Chair and I are meeting the Group practice again on April 11th. Shropshire Council Elections May 2025 This will be the last time, as a Shropshire Councillor, that I present a Report to the Parish Council, as I am not standing in the May elections to Shropshire Council. It has been a privilege and pleasure to represent you over very nearly twelve years, but it is now time for someone younger to take my place.

Thank you for your hospitality, welcome, tolerance and good humour!

Application 25/00795/FUL: land off Bell View Baschurch

I ask that this application be referred to the Northern Planning Committee for consideration and determination for the following material planning reasons:

1 This is the most recent of a number of planning applications on this site. Earlier applications were made in 2012, 2021 and 2023. The 2023 application was refused because:

- of concerns over noise impact from the railway line
- of lack of adequate open space

2 Although this application has demonstrated that open space can be provided it is doubtful that this is adequate bearing mind the ground conditions of the site and its use will be adversely affected by its proximity to the railway line.

3 The recommended mitigation for the noise impact of the railway line appears to rely in part on the windows of the houses remaining closed. In warm weather future occupants may well wish to increase ventilation with limited opportunity to do so. If windows are opened (particularly in the proposed properties closest to the railway line) it would appear that the recommended mitigation would be largely ineffective.

4 I have concerns too on highway issues, which the applicant's consultants seek to address. However it is clear that:

- there has been little attempt to update the earlier report prepared for the 2023 application. Data to which reference is made is now nearly four years old. And it was derived from a period (in July 2021) when the economy was still recovering from the Covid epidemic and was collected during the school holidays. It is almost certain that a more recent ATC survey would show a significant increase in traffic. - it is largely dismissive of pedestrian movements. Four of the proposed dwellings provide for 3 x bedrooms. The remainder would be 2 x bedroom properties. It is very probable that several of the new houses would be occupied by young families with children at local schools. Parents might well choose to walk along Station Road via the Level Crossing with young children and a buggy. Station Road itself is far from a safe route to Eyton Lane, with the additional

54/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd MARCH 2025

Cllr M Feline proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 3rd March 2025 This was confirmed as a true and correct record and signed by the Chairman.

55/2025 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd MARCH 2025 NOT ITEMISED ON THE AGENDA

There were none.

7.45pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

- a) 25/00704/FUL:- Erection of part single storey, part single first floor extension to form a residential annexe at The Old Police House, Eyton Lane, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr R Thomas proposed to support the application subject to the following considerations being appropriately addressed:

General Support in Principle:

Councillors had no objection in principle to the proposed extension and the creation of a residential annexe, provided it remains ancillary to the main dwelling and was not used as a separate unit of accommodation.

Design and Character:

Baschurch Parish Council acknowledges that the proposed development appears to be in keeping with the existing property in terms of scale, materials, and design. Care should be taken to ensure that the character of the Old Police House and surrounding properties is preserved.

Use as Ancillary Accommodation:

Councillors strongly recommend that, if permission is granted, a condition be included to ensure that the annexe remains ancillary to the main dwelling and cannot be sold, let, or used as an independent residential unit.

Access and Parking:

The Council notes the importance of ensuring adequate parking and safe access arrangements remain in place, especially given location of Eyton Lane and this being opposite the school. These should be considered as part of the planning approval. This was seconded by Cllr A Woodthorpe and agreed by all. Shropshire Council to be informed.

- b) 25/00795/FUL:- Erection of nine dwellings together with access drive, sewers and associated external works and open space at land adjacent to Moorland Cottages, Marton Road, Baschurch, Shropshire.

7.50pm Standing Orders were proposed to be suspended by Cllr M Feline and seconded by Cllr R Thomas.

Members of the public in attendance discussed the application with Councillors and expressed their concerns

8.20pm Cllr J H Lloyd proposed to reinstate Standing Orders which was seconded by Cllr Mrs G Tomlins.

Cllr M Feline outlined the application to Councillors and after much discussion Cllr Mrs W Lowdon proposed to strongly object to the application for the following reasons:

“Baschurch Parish Council strongly urges the Planning Authority to **refuse this application**. The proposal is speculative, unsustainable, and inappropriate for this location. It does not align with local or strategic planning policy and would cause harm to the character, infrastructure, and amenity of Baschurch village and its residents.

Overdevelopment and Cumulative Impact

This application forms part of a concerning trend of piecemeal, speculative development on the edges of Baschurch, which cumulatively threatens to overwhelm local infrastructure and community services. Nine dwellings on this constrained site would represent overdevelopment, negatively impacting the rural character and setting of this area.

Highway Safety and Inadequate Access

Bell Vue is a narrow, rural lane, unadopted hardcore surface and not designed to accommodate the increased vehicle movements this development would generate. The proposed access drive would exacerbate existing traffic and safety issues in the area, particularly for pedestrians and cyclists. The Parish Council considers the access arrangements to be inadequate and potentially hazardous. The entrance of the land is 3.5 meters and therefore below the legal limit meaning that refuse lorries and emergency vehicles are unable to access safely. The street lighting is also inadequate within this area meaning that in the winter months this is extremely dangerous for anyone trying to access the village by foot. The splay is inadequate; the traffic survey was done in during July 2021 during school holidays in during Covid (amber plus)

Impact on Residential Amenity

The development would result in a loss of privacy and amenity for existing residents, particularly those at Moorland Cottages. The scale and proximity of the proposed dwellings would significantly alter the outlook from neighbouring properties and could result in noise and disturbance during and after construction.

Unsustainable Location – No Safe Pedestrian Access

The site is poorly connected to the rest of the village by foot. There is no footpath or safe pedestrian route linking the development to key local services such as the primary and secondary schools, shops, medical facilities, and bus stops. Residents would be reliant on private vehicles for almost all journeys, which contradicts sustainability principles and increases road safety concerns.

Rail Crossing Safety Concerns

Of particular concern is the nearby level crossing, which uses single-barrier protection. Increased traffic from this development would add further strain to this crossing, which is already a known safety risk. The cumulative impact on this critical point of infrastructure has not been properly assessed, and Network Rail should be fully consulted. It is unacceptable to approve new residential development that would intensify use of a crossing with known safety limitations.

Drainage and Flood Risk Concerns

Local residents have raised serious concerns regarding existing drainage and surface water issues in the area. The introduction of hardstanding and additional built form may exacerbate flooding and water runoff problems, particularly if adequate sustainable drainage systems are not guaranteed and maintained. There appears to be no provisions or consideration to flood management on the access road or the impact on the neighbouring properties. The properties are significantly lower than the access road meaning the drainage would need to be adequate and would need to be planned carefully as any development of this road would block access to the drives.

Environmental and Landscape Impact

The proposed site forms part of a greenfield area that contributes to the rural setting and landscape character of Baschurch. Its development would result in a loss of biodiversity, visual amenity, and open space which is valued by the community. Crested newts are also verified to be within this area therefore a full ecological study would be needed in order to understand and put provisions in place to address the environmental aspects of this development. The road isn't at a standard to be adopted, therefore the upkeep of the road needs to be considered."

This was seconded by Cllr Mrs C Weller and agreed by all Shropshire Council to be informed.

- c) 25/00720/FUL-: Erection of a single storey rear extension, timber pergola structure to rear, replacement of glazing and door to front porch and new roof light to porch roof Replacement of first floor window with new casement style to match adjacent existing window at Tudor Coppice, Walford Heath, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr J H Lloyd proposed to support the application as follows:

"Baschurch Parish Council supports the application. The proposed alterations, including the rear extension, pergola structure, and window/door replacements, appear to be in keeping with the character of the existing property and the surrounding area. The use of matching materials and window styles is supported, as it maintains the visual integrity of the dwelling and respects the local setting." Cllr Mrs G Tomlins seconded the proposal and all were in agreement. Shropshire Council to be informed.

- d) 25/00185/TCA- To fell one spruce within Baschurch Conversation Area at All Saints Church, Church Road, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr Mrs C Weller proposed to support the application as follows:

"Baschurch Parish Council supports the application to fell the tree. The tree in question is a non-native conifer species that appears to have limited amenity value within the wider context of the churchyard and Conservation Area. "Cllr R Thomas seconded the proposal and all were in favour. Shropshire Council to be informed.

- e) 25/00960/FUL- Change of use of workshop to Holiday let at proposed Holiday let accommodation at Myrtle Cottage, Weston Lullingfields, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr J H Lloyd proposed to support the application as follows:

Baschurch Parish Council supports in principle to the proposed change of use of the workshop to a holiday let, subject to the following considerations:

Highways and Access:

Baschurch Parish Council requests confirmation that adequate parking provision is included within the site and that the access arrangements are safe and suitable for the proposed use, particularly in relation to increased vehicle movements associated with holiday accommodation.

Residential Amenity:

It is important that the proposed holiday let does not lead to undue disturbance to neighbouring properties. The Council recommends that, if approved, conditions be considered to limit noise and restrict the occupancy to short-term holiday use only, to avoid future conversion to long-term residential use without further consent.

Sustainability and Services:

Baschurch Parish Council encourages measures to ensure the development is sustainable and self-contained in terms of waste disposal, drainage, and energy efficiency.

Character and Design:

Baschurch Parish Council notes that the proposal is for the conversion of an existing structure. It should be ensured that any external alterations respect the character of the surrounding rural setting and do not result in significant visual impact.

In conclusion, Baschurch Parish Council is supportive of small-scale tourism developments that contribute to the local economy, provided they are sensitively designed and appropriately managed. This was seconded by Cllr R Jones and agreed by all. Shropshire Council to be informed.

Planning Permission Granted

- 25/00185/VAR- Removal of Condition No. 9 attached to permission N92/313/BA/559A dated 01/08/1995 at Borrowdale, Church Road, Baschurch, Shrewsbury, Shropshire.
- 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.
- 25/00293/LBC- Alterations and extension to garage outbuilding to form residential Annexe, erection of new workshop shed (resubmission) at the Old Smithy, Yeaton, Baschurch, Shrewsbury, Shropshire.

Planning Permission Refused

- 25/00680/LBC- Change of use of converted barn into residential dwelling at Walford Barns, Walford, Shrewsbury, Shropshire

8.40pm The Vice Chairman handed back the meeting to the Chairman

57/2025 HIGHWAYS AND STREET LIGHTING

- Temporary Road Closure- Parkfields Weston Lullingfields from Tuesday 6th May until Thursday 8th May 2025 for drainage Investigation by Shropshire Council.
- Temporary Road Closure- Church Road, Baschurch from Monday 16th June until Thursday 19th June 2025 for laying 10m new gas service.
- 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.
- Temporary Road Closure-Prescott Road Baschurch to include roundabout, Berwick Road and Perryfields Road from Monday 14th April until Friday 25th April 2025 between 9.30am and 4.00pm for road re surfacing.

58/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Clerk stated she had received the quote for the equipment which needs repair on the Wheatlands Play area and to check over the runway is £543.00. This was proposed by Cllr J H Lloyd and seconded by Cllr M Feline. All were in agreement.

59/2025 ANY COUNCILLORS REPORTS

Cemetery – Cllr Mrs A P R Budgen stated the bushes at the entrance of the Cemetery should be removed and the grass seeded. Cllr J H Lloyd stated he would look into this and that A D H Skip and Digger Hire would remove the bushes, reseed the whole area and repair the potholes at the same time which would be at a cost of £350.00 plus VAT. The fencing behind the hedge along Ruyton Road in the same area needed to be removed. The Chairman proposed £600.00 budget be given to complete all the work which would include the £350.00. This was seconded by Cllr M Feline and agreed by all present

60/2025 NEIGHBOURHOOD PLANNING

The next meeting would take place on Wednesday 9th April 2025 at 7.30pm at Weston Lullingfields Village Hall.

61/2025 BASCHURCH RAILWAY STATION

There was no update.

62/2025 POLICE CHARTER

An e mail had been received from PCSO 403205 Kerry Hogg, Safer Neighbourhood Team, Ellesmere Town & Rural West Mercia Police requesting the Parish Council priorities for their charter for the coming six months. After some discussion Councillors agreed to the following Priority 1 Speeding Priority 2 Anti-Social Behaviour Priority 3 Porch Pirates and Theft. These were agreed by all.

63/2025 FINANCES

- (a) **Bacs Payments for Approval** – The following payments totalling £4635.40 (which includes VAT) were to be paid over the month of February These were proposed by Cllr M Feline and seconded by Cllr Mrs G Tomlins and agreed by all.

BACS 70	P. Birch Contracting Ltd (General Maintenance)	674.46
BACS 71	P. Birch Contracting Ltd (Cemetery)	264.30
BACS 72	A Howls Salary- March	1792.40
BACS 73	Inland Revenue-March	681.58
BACS 74	PG Skips Ltd	49.76
BASC 75	ADH Skip & Digger Hire- Cemetery- Removal of Bushes	750.00
BASC 76	Rail Users Rail Future Ltd membership renewal	25.00
BACS 77	Scottish Power	345.90
BACS 78	<u>Information Commissioner – Data Protection Renewal</u>	52.00

Resolved: Payment of the BACS were approved.

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

Fencing in Eyton Lane along Football Field. - The Clerk had received details from Fencetree and would forward the quote for Councillors in the near future.

64/2025 CORRESPONDENCE

PAYPHONES -Information had been received on the consultation for the removal of payphones from Louis Dale. The two, which were concerns of Baschurch Parish Council, are Payphone situated on the corner of the Wheatlands and Payphone at Weston Lullingfields. Councillors discussed the details and were in agreement to object to the removal of the payphones from both locations as mobile coverage was poor in the area and it would be quite a distance to another payphone.

65/2025 DATE OF NEXT MEETING

There was no other business and the meeting closed at 10.21pm. The Annual Parish Council Meeting will be held on Monday 12th May 2025 at Baschurch Village Hall

Signed.....

Dated 12th May 2025