

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 1st SEPTEMBER 2025
AT BASCHURCH VILLAGE HALL

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

Mrs A Howls Clerk.
Cllr R Jones Shropshire Council

Eight members of the public
The Parish Council Meeting commenced at 7.30pm

126/2025 Apologies – Cllr F Purell

127/2025 **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.

128/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

Members of the public were in attendance to complain about the Corbet School placing cabins across the car parking space at the front of the school and neighbours are unhappy with the view. The staff car parking at the front has been lost and transferred to the rear of the school, down a single narrow roadway at the west end of the site that also serves as access to the primary school staff car park. This will lead to heavy congestion and difficulty for two-way traffic to negotiate. The new cabins are in very close proximity to one another and box in the corner of the car park where the school kitchen is situated.

Additionally, a high-security metal fence has been erected around these cabins, raising concerns about how fire services would access the site if a fire broke out in the kitchens or the cabins. No planning application could be seen on the planning portal of Shropshire Council in relation to this.

Shropshire Councillor Robert Jones stated he would look into this with the planning département.

Mr David Greirson, the new Chairman of the Baschurch Village Hall attended and put forward a request for funding towards CCTV at the hall. He provided two quotes for the work. The Parish Council discussed the quotes and Cllr M Feline proposed the quote for £2150.00 plus VAT be accepted and paid in full by the Parish Council This was seconded by Cllr Mrs Wendy Lowden and passed with two abstentions.

129/2025 REPORT FROM SHROPSHIRE COUNCIL

Cllr Jones gave the following report:

Adcote Mill Bridge

After July's meeting, the Parish Council sent a letter to Shropshire Council invoking the Highways Act with the intention of requiring more urgent action from the Council to restore Adcote Mill Bridge. Although officers have rejected the relevance of the legislation in this case, the letter nonetheless has impressed upon officers the importance and the strength of feeling within the community about this issue. I believe that this gives officers renewed impetus to act. I met with the portfolio holder with responsibility for rights of way, Cllr James Owen in order to draw his attention to the issue and ensure his understanding of the strength of feeling in the community.

Parish and Town Partnerships

The Council received 86 responses from towns and parishes to the Call for Information. The last time Shropshire Council held a similar consultation, there were only 10 responses, so this is a significant improvement. Of the 86 responses, 50 indicated a desire to work more closely with Shropshire Council, 29 were unsure and 7 stated they were uninterested. Deputy Leader Cllr Alex Wagner is continuing to work with the Chief Financial Officer to sign off a template Memorandum of Understanding.

Planning

Shropshire Council issued its 'call for sites' in July which will run until 2 October 2025 and seeks to provide an opportunity for landowners, site promoters, developers and other interested parties to put forward sites for consideration as potential allocations for development in the next Local Plan. Separately, I have noted two applications for 'Permission in Principle' which have been submitted recently in Walford Heath for 3-5 homes each.

In July we were told that plans for the TRO to reduce the speed limit on Ruyton Road were progressing, with a possible implementation by September. I have not received any updates since then, and there has been no publication of a statutory consultation, suggesting further delay. I have written to the officer asking for an update.

130/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th JULY 2025

Cllr N Bardsley proposed and Cllr Mrs C Weller seconded that the minutes of the Parish Council meeting held on Monday 7th July 2025 This was confirmed as a true and correct record and signed by the Chairman.

131/2025 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th JULY 2025 NOT ITEMISED ON THE AGENDA

There were none.

8.00pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

132/2025 PLANNING RECEIVED

- a) 25/02593/FUL- Erection of an essential rural worker dwelling including amenity space at proposed Essential Workers Dwelling north of Merrington, Bomere Heath, Shropshire

Cllr M Feline outlined the application to Councillors and he proposed to support the application as below:

Baschurch Parish Council has reviewed the application and wishes to express its support for the proposed development. Baschurch Parish Council recognises the importance of providing appropriate accommodation for essential rural workers whose roles are vital to the sustainability and productivity of the local agricultural and rural economy.

The proposed dwelling appears to be suitably located and proportioned for its intended purpose, and the inclusion of amenity space is welcomed as it contributes to the wellbeing of the occupant and the overall functionality of the site.

However, in order to ensure that the dwelling remains aligned with its stated purpose, the Parish Council strongly recommends that a planning condition be imposed to restrict occupancy of the property to persons solely or primarily employed to support the fishery business. This condition would safeguard the long-term integrity of the application and prevent future use of the dwelling for general residential purposes unrelated to rural employment.

Cllr A Woodthorpe seconded the proposal and it was passed with one against and one abstention. Shropshire Council to be informed.

- b) 25/02629/FUL- Single storey extension and alterations at 22 Prescott Court, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr S Hey proposed to support the application as below:

Baschurch Parish Council supports this application and recommends approval, subject to any standard conditions deemed necessary by the planning authority. Appropriateness of Scale and Design

- The proposed single-storey extension is modest in scale and appears well-integrated with the existing dwelling.
- The design respects the character of the surrounding residential area and does not detract from neighbouring properties.

Enhancement of Residential Use

- The extension will improve the functionality and liveability of the property, supporting the evolving needs of its occupants.
- Such alterations are in keeping with the incremental improvements commonly seen in established residential communities.

Minimal Impact on Surroundings

- The proposal does not raise concerns regarding overdevelopment, loss of amenity, or adverse visual impact.
- No objections have been raised by neighbouring residents to date at the time of writing, and Baschurch Parish Council considers the application to be non-contentious.

Cllr R Thomas seconded the proposal and it was passed with one abstention. Shropshire Council to be informed.

- c) 25/02625/FUL- Proposed battery storage (associated with the provision of solar panels fixed on the roof of farm building in accordance with permitted development) at The Rise, Petton Lane, Weston Lullingfields, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr N Bardsley proposed to support the application as below:

- Baschurch Parish Council supports this application and recommends approval. The scale and nature of the proposal are inconsistent with the character and capacity of the village, which lacks the infrastructure to support further residential expansion.

Infrastructure Constraints

- Weston Lullingfields has limited access to essential services such as public transport. Additional housing would place undue pressure on already stretched resources.
- The local road network is narrow and unsuitable for increased traffic volumes, raising concerns about highway safety and congestion.

Environmental and Landscape Impact

- The development would result in the loss of greenfield land, adversely affecting the rural character and visual amenity of the area.
- No clear ecological assessment has been provided to demonstrate how biodiversity will be protected or enhanced.
- Parking isn't adequate for the sizes of houses

Community Concerns

- The Council is aware of strong local opposition to this proposal, reflecting widespread concern about overdevelopment and the erosion of village identity.
- The application lacks meaningful community engagement and fails to address the needs or wishes of local residents.

Cllr R Thomas seconded the proposal and it was agreed by all. Shropshire Council to be informed. The proposal reflects a responsible and practical use of permitted development rights to enhance energy sustainability in the parish.

Cllr A Woodthorpe seconded the proposal and it passed with one abstention. Shropshire Council to be informed.

- d) 25/02864/OUT- Outline application for the erection of four dwellings (all matters reserved) at Land at Weston Lullingfields, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr A Woodthorpe proposed to object to the application as below:

Baschurch Parish Council strongly objects to this application and urges Shropshire Council to refuse planning permission. The proposal is unsustainable, poorly located, and contrary to the principles of responsible rural planning.

Unsustainable Development

- The proposed site represents an encroachment into open countryside.

- e) 25/03040/TCA- - Fell Ino Sycamore (and replace with Spindle) & reduce back by 1m overhanging branch of Ino Oak within Prescott Conservation Area at Rose Cottage, Prescott Road, Prescott, Baschurch, Shrewsbury

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

Baschurch Parish Council supports the application. The proposed tree works at Rose Cottage—felling one sycamore (with replacement planting of spindle) and a minor reduction to an oak—are considered proportionate and appropriate within the Prescott Conservation Area. The Council supports responsible tree management and encourages biodiversity through native replanting.

Cllr J H Lloyd seconded the proposal and it was agreed by all. Shropshire Council to be informed.

Appeal- Change of Use of converted barn into residential dwelling at Walford Barns, Walford, Shrewsbury, Shropshire. Application Reference 25/00680/LBC
Planning Inspector Ref: App/L 20253245/Y/25/3369808 Appeal Ref 25/03386/REF
Comments were submitted to Shropshire Council supporting the application on Tuesday 3rd March 2025. There were no further comments.

Planning Permission Granted

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

Any planning applications received since 25th August 2025 or any other planning Issues.

- f) 25/03186/PIP- Application for permission in principle for the development of between four and five dwellings at Land north of B5067 and adjoining the Crossroads at Walford Heath, Shrewsbury, Shropshire.
- g) 25/03187/PIP- Application for permission in principle for the development of between five and six dwellings at Land north of B5067 and Opposite Tudor Coppice, Walford Heath, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr A Woodthorpe proposed to object to the application as below:

Baschurch Parish Council objects to the two above applications for the following reasons:

Lack of Infrastructure and Services

- The proposed development is not supported by any clear infrastructure provision. There is **no indication of how essential services such as drainage, water supply, electricity, or access will be accommodated**, and the area is already under pressure from existing demands.
- The absence of supporting infrastructure makes the proposal unsustainable and inappropriate for a rural location.

Overdevelopment and Settlement Character

- Walford Heath is a **small settlement with limited facilities**, and the introduction of up to six new dwellings would represent **overdevelopment**, altering the character and scale of the area disproportionately.
- The proposal does not reflect the rural nature of Walford Heath and risks setting a precedent for further speculative development.

Lack of Employment and Sustainability

- There is **no significant employment base** in Walford Heath or the immediate surrounding area to support additional housing. This raises concerns about sustainability and reliance on private transport, contrary to planning principles that promote access to jobs and services.

No Proven Housing Need

- The application fails to demonstrate a **local housing need** specific to Walford Heath. Without evidence of demand or alignment with strategic housing policies, the proposal lacks justification.

- The Council notes that other nearby developments have already contributed to housing supply, and further growth in this location is not warranted.

This was seconded by Cllr N Bardsley and agreed by all. Shropshire Council to be informed.

- a. 25/03098/OUT- Outline Application for Residential Development for 37 dwelling to include access at Land off Barkley Street/North of Milford Road Baschurch, Shrewsbury, Shropshire.

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

Baschurch Parish Council has reviewed the application and wishes to express its **support in principle** for the proposed residential development. Baschurch Parish Council recognises the need for new housing within the parish and welcomes the opportunity to shape growth that benefits the wider community.

However, the Baschurch Parish Council also wishes to highlight several important considerations that must be addressed to ensure the development is sustainable, inclusive, and responsive to local needs.

Housing Mix and Affordability

- Baschurch Parish Council notes that the current proposal is weighted heavily towards 3- and 4-bedroom homes, with **no provision for 2-bedroom dwellings**. This limits opportunities for first-time buyers, smaller households, and older residents wishing to downsize. While the inclusion of **affordable housing** is welcomed, we encourage a greater proportion and a clearer commitment to affordability, ideally with a **local connection clause** to prioritise residents from Baschurch and surrounding areas.

Infrastructure and Services

- The development has the potential to place **additional pressure on Baschurch Primary School**, which is already operating near capacity. Baschurch Parish Council requests that this be assessed and mitigated through appropriate planning obligations or contributions.

The proposal should also consider the impact on local utilities, particularly:

- Sewerage and foul water removal, which was previously assessed by Severn Trent in 2021 as **red-rated** for capacity.
- Water supply and electricity, both of which are already stretched in the area. A full utilities impact assessment should be undertaken prior to approval.

Healthcare Provision

- Baschurch Parish Council strongly supports the idea of allocating a **larger site for the village doctors' surgery**, including adequate parking to meet current and future demand.
- Baschurch Parish Council would welcome a **Section 106 agreement** to secure land or funding for this purpose, recognising the vital role of healthcare infrastructure in supporting residential growth.

Summary and Recommendation

Baschurch Parish Council supports the principle of residential development on this site, subject to the following:

- A revised housing mix that includes smaller units and a stronger affordable housing offer
- Infrastructure assessments and mitigation strategies for education, utilities, and drainage
- A Section 106 agreement to support expansion of the local doctors' surgery and parking provision

Baschurch Parish Council looks forward to continued engagement with Shropshire Council and the applicant to ensure the development reflects the needs and aspirations of the Baschurch community.

This was seconded by Cllr N Bardsley and passed with one abstention Shropshire Council to be informed.

9.40pm The Vice Chairman handed back the meeting to the Chairman

133/2025 HIGHWAYS AND STREET LIGHTING

- Temporary Road Closure-Unnamed Road Stanwardine Jubilee Bridge from Wednesday 27th August until Friday 5th September 2025 for work undertaken by Shropshire Council.
- Temporary Road Closure- Wycherley Hall Junction to Bagley Junction, the Pop from Monday 3rd November to Tuesday 4th November 2025 for remedial works by Freedom Fibre.

134/2025 PGL -BOREATTON PARK

A meeting was to take place in September and details of that meeting would be discussed at the October meeting.

135/2025 RIVER PERRY UPDATE

Cllr Mrs Lowdon had given an update from the River Perry Group to Councillors as follows:

It has been eleven months, since September 2024, that a group of fifty met at Baschurch Village Hall to confirm there was local interest in the state of the River Perry and this should extend to monitoring. Since that date, a number of things have happened and this short report is to keep you informed and bring you up to date.

The Parish Council agreed to act as an umbrella group for our steering committee. The Council discussed the issue at length and agreed to support the River Perry Water Watch which will enable them to apply for grants to support the purchase of kits and reagents.

The River Perry Watch group liaises with other councils and local groups.

The Environmental Agency has reduced its testing sites on the River Perry and its tributaries and the aim of the group is to make sure more data is available to authorities.

The steering committee consists of Cllrs Wendy Lowdon, Simon Hey and County Councillor Robert Jones along with other members of the public. Members of this group have been trained to test the water in the River Perry. It took some time to raise funds to

buy two kits and two groups have been testing since March: ammonia, phosphate, nitrate, temperature, electrical charge, oxygen. We also make observations as to the vegetation and life within the area of the testing site. A further two kits were purchased in July which has enabled two more groups are now testing the River Perry.

It will take at least a year, encompassing the seasons, for the data to begin to create a picture of the River Perry. We will submit our data to the Environmental Agency, Severn Trent and other organizations such as Shropshire Wildlife Trust and River Trust every few months. The group is also building a greater awareness of the state of the Perry. We utilize information garnered from Severn Trent Water monitors, which show a number of releases from Combined Sewer Overflow and Sewage Works into the River.

This information has particular value when considering the ability of the water and waste infrastructure to manage in the light of increases in housing and other demands which will impact the river.

Oswestry Rural Parish is to laboratory test the River Perry and their testing will increase to eight which will include two for us. Each test cost £48. Thus £96 per month. We plan to begin this type of testing in September. I plan to tell Bomere Heath Parish Council about our plans as they are very worried about the failure of their sewage system to cope with the current population. It will certainly give us good picture in conjunction with our other testing regime about what is happening in the river.

We collate the information and send it to the Environment Agency. It will take a year to build up a base level understanding of the condition of the river though we are already in a position to identify spikes.

Cllr Mrs W Lowden then enquired whether Baschurch Parish Council might consider supplying one full kit at a cost of approx. £350.00. This was proposed by Cllr M Feline and seconded by Cllr A Woodthorpe and agreed by all. She stated she also had another member of the public who was sponsoring another kit.

136/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

There was no report.

137/2025 ANY COUNCILLORS REPORTS

There were no reports from Councillors.

138/2025 NEIGHBOURHOOD PLANNING

Cllr N Bardsley stated that the next Baschurch Neighbourhood group would take place on Monday 15th September 2025 at Weston Lullingfields Village Hall at 7.30pm. There will also be a Teams meeting at 2pm on Thursday 9th September 2025 to be held with Shropshire Council Officer.

139/2025 COUNCILLORS REPOSIBILITIES

The Chairman stated this item would be deferred until the next Meeting.

140/2025 FINANCES

- (a) Bacs Payments for Approval – The following payments totalling £7,496.82 (which includes VAT) were to be paid over the month of August. These were proposed by Cllr J H Lloyd and seconded by Cllr M Feline and agreed by all.

BACSI14	J Easter (N H Planning- Admin)	26.72
BACSI15	P Birch Contracting Ltd (General Maintenance)	1320.50
BACSI15	P. Birch Contracting Ltd (Cemetery)	347.86
BACSI16	A Howls Salary -July	1533.20
BACSI17	Inland Revenue - July	638.15
BACSI18	Weston Lullingfields V Hall – NH Planning Meeting	26.25
BACSI19	Scottish Power	317.28
BACSI20	C Morris Building Services- Recreation Ground	13,456.80
BACSI21	PG Skips	69.05
BACSI22	SP Manweb (V Green Electrical connection)	1726.40
BACSI23	P Birch Contracting Ltd (Maintenance)	1320.50
BACSI23	P Birch Contracting Ltd Cemetery	347.86
BACSI24	A Howls Salary - August	1789.20
BACSI25	Inland Revenue - August	750.15
BACSI26	PG Skips	55.24
BACSI27	R Parry Playground Inspections July/August	96.00
BACSI28	Playground Trust Donation -Insurance	1,898.18
BACSI29	SC Play inspections 12 months 2024/2025 Kings Drive	752.00
BACSI30	Playground Trust2024/25 Inspections -Donation	832.00

Resolved: Payment of the BACS were approved.

b) Other items of expenditure for consideration

Donation to Baschurch Village Hall -CCTV to be installed. (Ref 128/2025)

Donation re Water Kits for River Perry Group (Ref 135/2025)

c) Date for Finance & General Purposes Sub Committee meeting – Monday 22nd September 2025 at 7.30pm at Weston Lullingfields Village Hall.

141/2025 CORRESPONDENCE

All other correspondence was dealt with under the agenda headings.

142/2025 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 10.15pm. The next Parish Council Meeting will be held on Monday 6th October 2025 at Weston Lullingfields Village Hall.

Signed.....

Dated 6th October 2025