

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 6th OCTOBER 2025
AT WESTON LULLINGFIELDS 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

F Purell

Mrs A Howls Clerk.

Cllr R Jones Shropshire Council

Twenty members of the public

The Parish Council Meeting commenced at 7.30pm

143/2025 Apologies – Cllr Mrs W Lowdon

144/2025 **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.

145/2025 **POLICE REPORT**

Pc. Evans attended, Safer Neighbourhood Officer attended and gave a detailed report to the meeting. (The report is on the Baschurch PC Website).

Baschurch Parish Council are part of the Police Community Charter and the Clerk stated the priorities are still Speeding Farm Thefts and ASB's.

146/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

There was no questions or reports.

147/2025 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report:

Ruyton Road Traffic Order

It is a continuing source of frustration for myself, the Parish Council and residents of Ruyton Road and Perry Close that Shropshire Council has yet to fulfil their obligation to implement a Traffic Regulation Order to reduce the speed limit from 40 to 30mph along Ruyton Road despite promise after promise.

The next step before the speed limit can be lowered, is a formal public consultation on the proposed TRO which we have been promised will begin this week. I will be seeking to hold officers to account if this does not happen.

Neighbourhood Plan Progress

I have been notified that a report will go to Cabinet on November 19th to recommend the designation of Baschurch Parish as a Neighbourhood Plan area. I welcome this small but necessary progress, and I want to make clear my full support to the Parish Council and the Neighbourhood Planning Group, developing a community led-plan for Baschurch is vital. If we are going to have any substantial say in how our parish develops and how the challenges that growth can be answered effectively

Planning Issues

I am pleased to report that the outline planning application for four houses south of Weston Lullingfields to which the Parish Council objected, was refused by planning officers. Likewise, two applications for "permission in Principle" for houses in Walford Heath was also refused. In all three cases, officers regarded the applications failing to meet the basic requirements for substantial as set out in the National Planning Policy Framework. Each of these applications met with significant concerns and objections from local residents about their sustainability in the context of small villages with limited local amenities and opportunities. Regarding the outline application for houses to the west of Berkley Street (25/03098/OUT) which was supported by the Parish Council, I have met with residents on the adjoining existing development comprising Berkley Street, James Way and Dorricott Drive who have raised their concerns about access to the proposed development along Berkley Street and the impact this may have on residents both during development and subsequently when homes are occupied. I have encouraged them to submit comments on the planning portal

Prescott Surgery

I am concerned that the previous meeting with the stakeholders in the summer was cancelled and no further meeting has been scheduled. A visit by the ICB Chief Executive did not proceed as expected. I believe that it is essential that momentum be kept and continue to grow towards completing a business case and securing funding from next year.

Financial Emergency

Since our previous meeting Shropshire Council declared a financial emergency. The Council is facing a challenging financial situation requiring urgent measures to control spending and increase income to avoid an £889K overspend and commence rebuilding reserves. Cabinet accepted the Chief Financial Officers recommendation to declare a financial emergency. Without urgent action, the authority risks triggering a Section 114 notice, which would effectively hand control of the council's finances to government-appointed commissioners. that could result in deep cuts to local services from which it could take many years to recover, as well as substantial increases in Council Tax.

Whilst measures have already been taken to reduce spending, the declaration of a financial emergency means the stopping of non-essential spending and the establishment with the LGA of an independently chaired Improvement Board. The cabinet has supported and begun implementing recommendations to eliminate the predicted budget overspend and start to rebuild the General Reserve Fund to the needed safer level of above £10m.

Corporate Peer Challenge

After the May elections, Shropshire Council invited the Local Government Association to conduct a Corporate Peer Challenge. This was completed in the following months with a report and recommendations presented to the Council in September. The report was

compiled by a team of senior local government peers and offered a detailed and sobering assessment of Shropshire Council's previous leadership, governance, and financial resilience. The CPC team found that the Council is facing significant and urgent challenges, including a projected £60 million budget gap over the next two years. The report highlighted a lack of strategic clarity, fractured relationships between elected members and officers, and a pressing need to rebuild trust and confidence across the organisation.

It also noted that while there is a strong commitment from staff and a desire to improve, the Council's internal culture has been marked by uncertainty and low morale. They noted that many officers and members are unclear about the Council's priorities and decision making. The report called for a more coherent and inclusive approach to leadership, with clearer communication and a renewed focus on shared goals.

148/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st SEPTEMBER 2025

Cllr Mrs A P R Budgen proposed and Cllr Mrs C Weller seconded that the minutes of the Parish Council meeting held on Monday 1st September 2025 This was confirmed as a true and correct record and signed by the Chairman.

149/2025 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st SEPTEMBER 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.

150/2025 PLANNING RECEIVED

- a) 25/03110/FUL- Full Planning Application for the erection of 15 open market dwellings and 4 affordable dwellings and associated works at. Proposed Residential Development Land North Of, Stony Yard, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr F Purell proposed to object to the application as below:

Baschurch Parish Council has reviewed the full planning application for the erection of 15 open market dwellings and 4 affordable dwellings, including associated works.

Following careful consideration, the Council wishes to formally object to this application on the following grounds:

Unsuitable Location

Baschurch Parish Council considers the location to be inappropriate for a housing scheme of this scale, lacking any consideration for walking to essential services. This has been stressed over and over to any applications around this area of the village. This development and surrounding developments will contain families with small children, there are no safe crossing points to the main village such as walking to school so adding additional pressure to an already dangerous situation would be very irresponsible.

Overdevelopment of the Area

The scale and density of the proposed 19 dwellings is excessive in the context of the way in which development has been done in the direct surrounding area. The TRO promised in other developments around this land has yet to be delivered and it's completely unacceptable that future development would even be considered until this has been addressed.

Impact on Village Character

The proposal risks altering the character of the village and its rural identity. The introduction of a large housing estate in this location would be visually intrusive and inconsistent with the established pattern of development in the area, which is east to west.

Precedent for Further Expansion

Approval of this application could set a precedent for further speculative development in unsuitable locations, undermining the integrity of the Local Plan and the community-led approach to growth.

Conclusion Baschurch Parish Council strongly objects to application 25/03110/FUL on the grounds of inappropriate location, overdevelopment, and adverse impact on the area surrounding the proposed development. This was seconded by Cllr N Bardsley and agreed by all. Shropshire Council informed.

- b) 25/03430/FUL- Erection of 25 dwellings with associated access, public open space and landscaping (2 phases) at Land off All Saints Way, Prescott, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr F Parell proposed to object to the application as below:

Baschurch Parish Council has reviewed planning application 25/03430/FUL and wishes to object to the planning:

We acknowledge the importance of providing appropriate housing to meet local needs and appreciate the developer's efforts to engage with the community. The inclusion of public open space and landscaping is welcomed, and we recognise the potential for this development to contribute positively to the parish if delivered sensitively. In considering the application, we would like to raise the following points, which reflect both Council observations and feedback from residents:

Traffic and Access

Concerns have been expressed regarding increased traffic volumes. We ask that Shropshire Council carefully assess the proposed access arrangements and consider any necessary traffic calming or mitigation measures. The junction onto the development needs to be reviewed as this could be potentially dangerous for agricultural vehicles. A footpath from Walford should be considered as part of the wider planning as this will allow access to Walford college via foot.

Impact on Local Services

The cumulative impact of new housing developments on local services — including schools, healthcare, and utilities — remains a concern. We encourage Shropshire Council to ensure that adequate capacity and infrastructure are in place to support this growth.

Design and Integration

We hope the final design will reflect the character of Baschurch and include a mix of housing types that meet the needs of different age groups and family sizes. Landscaping should be used to soften the visual impact and enhance biodiversity.

Phasing and Communication

Clear communication regarding the phasing of the development and expected timelines would help reassure residents and minimise disruption. We encourage the developer to maintain open dialogue with the community throughout the process.

Baschurch Parish Council remains committed to working constructively with both Shropshire Council and the applicant to ensure that any development is appropriate, sustainable, and respectful of the local context.

Baschurch Parish Council requests that the planners consider introducing a community benefit as part of this development to help enhance infrastructure within the village.

This was seconded by Cllr M. Feline and agreed by all. Shropshire Council informed

- c) 25/03449/TCA- Crown reduce by max. 2m over entire canopy, remove deadwood and rubbing branches from one Copper Beech (T1) and one Norway Maple (T2) within Prescott Conservation Area at Copper Beech, Prescott Road, Prescott, Baschurch, Shrewsbury, Shropshire.

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

Baschurch Parish Council acknowledges the importance of maintaining mature trees within the Prescott Conservation Area and supports responsible tree management that promotes tree health and public safety. The proposed works including a crown reduction and removal of deadwood and rubbing branches appear to be proportionate and in line with good practice.

We trust that the works will be carried out by a qualified professional with due regard to the conservation status of the area and the long-term vitality of the trees. Baschurch Parish Council has no objection to this application.

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

- d) 25/03513/TCA- Fell one multi-stemmed Ash (and replant with alternative species) within Prescott Conservation Area at 4 Prescott Meadows, Baschurch, Shrewsbury, Shropshire,

Cllr M Feline outlined the application to Councillors and Cllr Mrs A P R Budgen proposed to object to the application as below:

Baschurch Parish Council wishes to submit an objection to the above application on the following grounds:

The proposed felling of the multi-stemmed Ash tree within the Prescott Conservation Area appears excessive based on the information currently available. Baschurch Parish Council are concerned that insufficient justification has been provided for the complete removal of the tree, particularly given its location within a designated conservation area where such features are of notable environmental and visual significance.

The Parish Council respectfully requests that no decision be made on this application until a qualified Tree Officer from Shropshire Council has visited the site and conducted a thorough assessment of the tree's health, structural integrity, and amenity value. The Parish Council believes that this step is necessary to ensure any action taken is proportionate and appropriate to the condition and setting of the tree.

Should the tree be found to be in good or manageable condition, the Parish Council would prefer to see alternative options explored – such as pruning or crown reduction – rather than complete felling.

This was seconded by Cllr A Woodthorpe and agreed by all. Shropshire Council informed

- e) 25/03624/HRM- To remove length of hedge totalling approx. 50m along B4397 to install gabion basket wall for supporting carriageway at B4397 Opp. Merebrook House Marton Road, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr R Thomas proposed to support the application.

Baschurch Parish Council understands that the proposed removal of hedgerow is intended to facilitate essential structural works to support the carriageway, and recognises the importance of maintaining safe and resilient infrastructure.

While we acknowledge the necessity of the intervention, we also wish to emphasise the ecological and visual value of hedgerows within the parish. Hedgerows contribute significantly to local biodiversity, provide wildlife corridors, and help preserve the rural character of the area. We therefore request that:

- The removal be limited strictly to the minimum length required for the engineering works.
- Consideration be given to replanting or reinstating hedgerow species once the gabion wall is installed, where feasible.
- Appropriate ecological assessments be undertaken to ensure minimal disruption to wildlife habitats.

Baschurch Parish Council has no objection to the application, subject to the above considerations being addressed and monitored as part of the works.

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

- f) 25/03131/OUT- Outline application (all matters reserved) for the erection of one dwelling north of Anfield, Weston Lullingfields Shropshire.

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

Baschurch Parish Council Supports in principle to small-scale development where it is appropriate and sustainable. However, in this case, the Baschurch Parish Council urges Shropshire Council to carefully assess the suitability of the site in relation to planning policy, infrastructure capacity, and landscape impact before determining the application.

Access and Highways

It is important to highlight that the surrounding road network is narrow and rural in nature. Any future detailed application must demonstrate safe access to the property and adequate visibility splays to ensure highway safety.

Impact on Character and Landscape

The proposed dwelling, depending on its scale and design, may have an impact on the rural character of the area. The Parish Council requests that any future reserved matters application be sensitive to the local vernacular and landscape setting.

Drainage and Services

The Parish Council would expect the applicant to provide clear evidence that the site can be adequately serviced, particularly with regard to foul and surface water drainage, without adverse impact on neighbouring properties or the environment.

Precedent and Future Development

While this application is for a single dwelling, the Baschurch Parish Council is mindful of the potential precedent this may set for further development in the area. It is important that Shropshire Council considers the cumulative impact of such proposals on the character and infrastructure of Weston Lullingfields.

This was seconded by Cllr M Feline and agreed by all. Shropshire Council informed

Planning Permission Granted

- 25/02300/FUL- Erection of two agricultural sheds comprising of one general purpose agricultural storage building and one livestock building and associated works at Proposed agricultural building to the east of Fenemere Baschurch, Shrewsbury, Shropshire
- 25/02629/FUL- Single storey extension and alterations at 22 Prescott Court, Prescott Baschurch, Shrewsbury, Shropshire.

- 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

Planning Permission Refused

- 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.
- 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.
- 25/02864/OUT- Outline application for the erection of four dwellings (all matters reserved) at Proposed Residential Development Land to the South of, Weston Shrewsbury Shropshire.

Any planning applications received since 29th September 2025 or any other planning Issues.

There was none.

9.25pm The Vice Chairman handed back the meeting to the Chairman

151/2025 HIGHWAYS AND STREET LIGHTING

- Temporary Road Closure-Baschurch Remembrance Parade from 10am and 11.30am on Sunday 9th November 2025. Roads closed for a short duration while the parade passes, controlled re-opening when safe to do so at Eyton Lane, Newtown and Church Road, Baschurch., Shrewsbury, Shropshire.

ROAD SIGNS

The Clerk stated she had several signs which would be erected in future including the Coffin stone plaque.

152/2025 PGL -BOREATTON PARK

A report had been received from Ali Duffy at Boreatton Park which detailed the coach movements for October. She stated as the park moves into Autumn our numbers continue to be lower than in summer with a few less coaches using the lanes – we will of course be continuing with the holding bay to try and reduce coaches having to pass each other in the lanes and want to thank those who have reached out to let me know that this has been working.

153/2025 CEMETERY

It had been considered at the Finance & General Purposes Meeting that parts in the Cemetery Car Park needed tarmacking. Cllr J H Lloyd was to look into the cost and gain quotes. It was reported that the vegetation left from the removal of the bushes along the car park had not been cleared and needed a digger to remove them before it could be re- seeded.

154/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Chairman reported that there had been an accident involving a car since the last Parish Council meeting. There had been no injuries or anyone involved but the gate and fencing had been damaged. This was being dealt with by an Insurance claim at this time. The Chairman requested that the Clerk look into the lifespan of the Badgers Way Play area. If it was needed the playground should be updated with new equipment.

The Wheatlands Playground had been discussed at the Finance & General meeting and there was a found to be a need for a single gate to be fitted next to the large Farm gate which leads onto Dyers Lane. Cllr J H Lloyd would look into a quote for this.

155/2025 ANY COUNCILLORS REPORTS

Cllr M Feline requested that the hedge around the football field next to the Baschurch Village Hall needed to be cut back. Cllr J H Lloyd would arrange this.

156/2025 NEIGHBOURHOOD PLANNING

Cllr N Bardsley stated that the next Baschurch Neighbourhood group would take place on Monday 14th October 2025 at Weston Lullingfields Village Hall at 7.30pm. The group were putting together a questionnaire to be circulated to parishioners in the Parish.

157/2025 COUNCILLORS REPOSIBILITIES

The following decisions were made after discussion.

Planning – Cllr's M Feline, F Purell & Mrs A P R Budgen

Finance & General Purposes- Cllrs A Woodthorpe, Mrs A P R Budgen, M Feline, J H Lloyd
F Purell.

Cemetery- Cllr J Lloyd, Mrs A P R Budgen & Mrs G Tomlins

Footpaths – Cllr Mrs G Tomlins

V Green & Roundabout -Cllr N Hancocks

Baschurch Vehicle Activated Signs- Cllrs A Woodthorpe & N Hancocks

Highways -Cllr N Hancocks

Maintenance/Infrastructure- Cllr J H Lloyd

Baschurch/Weston Village Halls- Cllr S Hey & Mrs W Lowdon

Allotments- Cllr A Woodthorpe & Mrs C Weller

PGL- Cllrs Mrs W Lowdon, S Hey & Mrs A P R Budgen

Walford College - Cllr Mrs W Lowdon

Schools - Cllr Mrs C Weller & N Bardsley

Facebook- Cllrs A Woodthorpe, R Thomas & M Feline

Village Newsletter- Cllr A Woodthorpe & S Hey

Playground Trust- Cllr J H Lloyd, N Hancocks, A Woodthorpe, M Feline & Mrs C Weller.

SALC- Cllrs A Woodthorpe, Mrs A P R Budgen & F Purell

Baschurch Junior Football Club- Cllr R Thomas & M Feline

Neighbourhood Planning – Cllr N Bardsley

Railway Station – Cllrs S Hey, A Woodthorpe Mrs A P R Budgen, M Feline & F Purell

Police Liaison – Cllr R Thomas.

River Perry Water Watch – Cllr W Lowdon

Dr Surgery Group -Cllr A Woodthorpe, N Bardsley, M Feline & Mrs C Weller

158/2025 FINANCES

- (a) **Bacs Payments for Approval** – The following payments totalling £30,836.26 (which includes VAT) were to be paid over the month of September. These were proposed by Cllr J H Lloyd and seconded by Cllr M Feline and agreed by all.

BACSI31	Scottish Power	317.28
BACSI32	Baschurch Village Hall (Donation)	14,500.00
BACSI33	P Birch Contracting Ltd (General Maintenance)	1320.50
BACSI33	P. Birch Contracting Ltd (Cemetery)	347.86
BACSI34	A Howls Salary -September	1584.40
BACSI35	Inland Revenue - September	615.55
BACSI36	Weston V Hall – NH Planning Meeting 15/09/2025	26.25
BACSI36	F & GP Meeting -Weston V Hall	26.25
BACSI36	Weston Village Hall P Council Meeting 6/10/2025	70.00
BACSI37	PG Skips	55.24
BACSI38	R Parry Playground Inspections - August	96.00
BACSI39	Highline Electrics – Connection V Green	2005.52
BACSI40	Highline Electrics – Installation of new Column	513.76
BACSI41	Playground Trust Donation Grass Cutting (12 months)	7765.68
BACSI42	Scottish Power-	296.79
BACSI43	Mr N Hancocks-Batteries Speed signs	96.00
BAC 144	Mr N Hancocks-Solar Panel Controller	13.18
BACSI45	PFK Accountant -End of Year Accounts Return	504.00
BACSI46	Baschurch Village Hall Hire of Hall	40.00
BACSI47	Arien Signs Ltd- Coffin Stone plaque & backing board stake	642.00

Resolved: Payment of the BACS were approved.

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

Baschurch Village Hall- The Chairman of the village hall stated that the management team were ready to commence aspects of the hall improvement programme. In 2024 the Parish Council had agreed to donate £14,500.00 towards the project. Councillors were in agreement and this had been proposed and seconded and agreed by all. Resolved: Clerk to forward donation as agreed.

Village Christmas Tree- Cllr M Feline stated that the electricity has now been supplied to the Village Green. He asked Councillors to consider putting a Christmas tree on the green for Christmas and proposed Councillors to consider a donation of £1000.00 towards this. Cllr Mrs AP R Budgen seconded the proposal and all were in agreement.

158/2025 (Cont'd)

Baschurch Playground Trust- The Clerk stated that the Playground Trust was in need of funding for general maintenance and grass cutting and as the Parish Councillors were Trustees she asked for a donation of twelve months grass cutting on the playground. This had been discussed at the Finance & General Purposes Committee and was now to be discussed by full Council. It was proposed by Cllr J H Lloyd and seconded by Cllr M Feline and agreed by all.

c) External Audit 2024/25

Annual Accounts -The Clerk stated that the Annual Audit had now been completed and returned to the Council from the External Auditors and was all in order.

The Notice of Public Rights and publication of Unaudited Annual Governance and Accountability Return for accounts for year ending 31st March 2025 was announced on Monday 9th June 2025. The notice of conclusion of Audit and Annual Governance and Accountability return for year ending 31st March 2025 was announced on 24th September 2025. These were announced on the Noticeboard in the Village and on the Parish Council web site.

- c) Finance & General Purposes Sub Committee meeting was held on Monday 22nd September 2025 at 7.30pm at Weston Lullingfields Village Hall.

159/2025 CORRESPONDENCE

Telephone BT Kiosk's -Baschurch and Weston Lullingfields- The Clerk stated she had received notification from Lois Dale, Senior Insights and Research EDI Specialist, Shropshire Council that British Telecom had stated they wished to remove these two pay phones but she had appealed against this on our behalf. She would let us know the result whenever a decision be made but was not very hopeful.

160/2025 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 10.35pm. The next Parish Council Meeting will be held on Monday 3rd November 2025 at Baschurch Village Hall.

Signed.....

Dated 3rd November 2025