

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 1st DECEMBER 2025
AT WESTON LULLINGFIELD VILLAGE HALL

Present: Councillors A Woodthorpe (Chairman)
R Thomas
Mrs G Tomlins
Mrs W Lowdon
R Jones
S Hey
N Hancock
Mrs A P R Budgen
F Purell
Mrs C Weller
Mrs A Howls Clerk.
Cllr R Jones Shropshire Council

Twenty-Six members of the public

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The Parish Council Meeting commenced at 7.30pm

177/2025 Apologies – Cllrs, M Feline & N Bardsley

178/2025 **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.

179/2025 **COMMUNITY REPORT & PUBLIC QUESTION TIME**

There was no questions or reports.

180/2025 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report:

Marton Road Update.

Roadworks being carried out on Marton Road are progressing well despite having to extend the extent of works due to a greater amount of undermining of the existing road surface than had been expected. The planned substantial completion date is 12th December 2025 with the road closure being removed on this date. The contractors will have to carry out some minor works such as top soiling and hedge planting after the 12th December but this can be achieved using a set of temporary traffic lights to control traffic and keep the operatives safe.

Planning Issues

Regarding the proposal to build 199 houses on land off Perryfield Road – I have been contacted by a significant number of residents with concerns about the scale of such a development and impacts it could have on the local area. I have responded by highlighting the fact that, at this stage, no formal application has been submitted. Without any detailed plans, it is difficult to draw specific conclusions about what may be proposed. My view is

that major developments must not only mitigate for the impacts they could have on the village and its infrastructure, but contribute positively to sustainable development with clear community benefits. Whilst I encourage residents to engage with the developer's consultation, it will be more important to participate in the formal public consultation which would follow the submission of a planning application. Regardless of what proposals are made, I will seek the highest possible public scrutiny and engagement of the community. Regarding the application for houses at the rear of Stony Yard, it is my understanding that officers have recommended approval, and despite our requests for committee determination, the decision remains a delegated one. A positive note is that recently submitted documents by the developer propose to improve pedestrian access to the site along Ruyton Road, widening the footpath to 1.8m and extending streetlighting to the Church Road junction, and along Weston Road up to a point opposite the entrance to the Allotments.

River Perry Management

Following concerns raised by residents about the management of the River Perry and the impact of housing developments, I contacted Shropshire Council officers and Helen Morgan MP. Responses from the Council and the Environment Agency (EA) clarified that both act as regulatory bodies and do not have a general duty to maintain rivers; this responsibility lies with riparian landowners. While the Council and EA can intervene if landowners fail in their duties, there is currently no financial support available to assist with river maintenance. The Council indicated that such support would need to be part of a broader national strategy. The EA highlighted its collaboration with partners, including Shropshire Council and Powys County Council, through the Severn Valley Water Management Scheme. This initiative includes small-scale projects in the Perry catchment using nature-based solutions to reduce flood risk, support agriculture, and enhance water resilience and recreation. A major public consultation is planned to ensure local input shapes the strategy. Both bodies also stressed the Council's role in regulating housing development to manage drainage impacts - an issue I will continue to pursue as work on the new Local Plan progresses.

Highways and Potholes

The Council has been achieving considerable success with the reduction of the pothole backlog by 50%. The total number of potholes repaired since May is 13,766, with nearly 2000 having been completed by the Council's 'in-house' team.

Shropshire Council Financial Situation

The most recent report on Shropshire Council's finances reveals that the Council's position continues to worsen. This is not unexpected, as we continue to face unplanned statutory spending, particularly as we enter the winter period. We are continuing to wait for a response from the government to our request for in-year Exceptional Financial Support. It was disappointing that the recent budget delivered by the Chancellor did not contain any suggestion of fairer funding for rural local authorities. Whilst the government has declared its intention to take over the cost of SEND provision from Councils, this will not take effect until 2028 at the earliest, and may not address historic deficits.

181/2025 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd NOVEMBER 2025

Cllr F Purell proposed and Cllr N Hancock seconded that the minutes of the Parish Council meeting held on Monday 3rd November 2025 This was confirmed as a true and correct record and signed by the Chairman.

182/2025 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd NOVEMBER 2025 NOT ITEMISED ON THE AGENDA

There were none.

183/2025 NEIGHBOURHOOD PLANNING

The Chairman introduced Mr E Austin who was Chairman of the Neighbourhood Planning Group. He explained to the meeting what had been achieved so far. To put together a neighbourhood Plan which needed to be submitted and agreed by Shropshire Council would need some support from a consultant. The cost of a consultancy firm would be a significant amount of money. Two had come forward and it had been discussed by the Group and agreed to work alongside the Pelligram consultants. Their fees were between £14,400.00 and £17,000.00. They were already known to Shropshire Council and worked along with other Parish Councils on neighbourhood Planning. Cllr Andy Woodthorpe proposed that the Parish Council would fund this either from the Neighbourhood Fund or the CIL Money. This was seconded by Cllr Mrs A P R Budgen and agreed by all. The Chairman thanked Mr Austin for attending the meeting and both he and the Neighbourhood Group for their work they were undertaking. The next meeting would take place on Monday 12th January 2026 at Weston Lullingfields VillageHall.

184/2025 PLANNING

(a) None had been received.

(b) Special Planning Item -Proposed residential development of 199 houses on land at Perryfield Road, Baschurch, Shrewsbury.

8.20pm The Chairman welcomed members of the public to the meeting and Standing Orders were proposed to be suspended for public to speak by Cllr R Thomas and seconded by Cllr N Hancock and agreed by all.

8.55pm After some discussion with members of the public Standing Orders were proposed to be reinstated by Cllr N Hancocks and seconded by Cllr Mrs G Tomlins. All were in agreement. Councillors then discussed the proposal and Cllr A Woodthorpe then proposed to make the following comments which was seconded by Cllr Mrs C Weller. All were in agreement. Baschurch Parish Council wishes to make clear its strong and unequivocal opposition to the proposed development at PerryField Road. Having reviewed the information presented publicly and listened to the concerns of residents, Baschurch Parish Council considers the proposal to be inappropriate, unsustainable, and fundamentally misaligned with the needs and capacity of Baschurch.

Baschurch Parish Council sets out the following points for the developer and landowner's direct attention:

1. Fundamental Conflict with Planning Policy

The scale and nature of the scheme are not supported by the adopted Local Plan, SAMDev, or settlement hierarchy for Baschurch. The proposal represents a major and unplanned expansion that exceeds what is identified for local growth. Baschurch Parish Council therefore views the proposal as premature, unjustified, and contrary to established planning policy frameworks.

2. Harm to the Character and Identity of Baschurch

The development would create a large and visually intrusive extension to the village, eroding its rural form and identity. Baschurch Parish Council believes the proposal fails to respect the historic pattern, landscape setting, and scale of the village, and would cause permanent and unacceptable change to its character.

3. Traffic and Highways Impacts

Perry Field Road and surrounding routes are already constrained. The additional vehicle movements associated with 199 homes would:

Increase congestion and journey times

Heighten safety risks for pedestrians, schoolchildren, and cyclists

Place pressure on roads never designed for this level of traffic

Baschurch Parish Council has seen no evidence that these risks can be mitigated adequately.

4. Insufficient Local Infrastructure

Baschurch Parish Council draws attention to the current lack of capacity in key services:

- (i) Overstretched primary healthcare
 - (ii) Limited school places
 - (iii) Minimal public transport provision
- Introducing 199 homes would create significant additional demand that Baschurch simply cannot absorb. This would lead to worse outcomes for existing and future residents alike.

5. Flooding and Drainage Concerns

Baschurch experiences known surface water and drainage issues. The proposed site currently plays a role in natural drainage. Baschurch Parish Council is not satisfied that any credible or resilient drainage strategy has been presented to prevent increased flood risk within the village.

6. Loss of Agricultural Land and Biodiversity

The proposal would remove productive agricultural land and disrupt established habitats. Baschurch Parish Council considers the biodiversity proposals vague, unproven, and insufficient to compensate for the level of ecological loss.

7. Lack of Evidenced Local Need

Baschurch Parish Council is not aware of any demonstrated housing need in Baschurch that would justify development of this magnitude, particularly of market-led housing. The proposal appears to serve commercial objectives rather than community need.

8. Failure to Engage with Baschurch Parish Council

Baschurch Parish Council is deeply disappointed by the lack of direct engagement from the developer and landowner. Despite being the statutory voice of the community, Baschurch Parish Council has not been approached, consulted, or involved in shaping any aspect of the proposal.

This failure:

- (i) Undermines trust
- (ii) Dismisses local knowledge and conflicts with good practice in pre-application engagement

Given the scale of the proposal, this is wholly unacceptable.

9. Inadequate Community Benefit

Baschurch Parish Council notes the suggestion of a play park. However, a play park goes nowhere near far enough to offset the long-term impact of 199 houses.

This token offer:

- (i) Does not address pressing infrastructure needs
- (ii) Fails to compensate for the scale of environmental and community harm
- (iii) Offers minimal benefit relative to the disruption caused

To even begin moving Baschurch Parish Council or the community toward support, the proposal would require significant, clearly defined, and genuinely substantial community benefit far beyond what is currently suggested. At present, none exists.

Baschurch Parish Council's Position

Baschurch Parish Council cannot support the proposal in its current form and believes it would cause serious harm to Baschurch's character, infrastructure, and quality of life.

Baschurch Parish Council strongly urges the developer and landowner to:

- (i) Reconsider the scale and suitability of the proposal
- (ii) Engage directly and meaningfully with Baschurch Parish Council
- (iii) Recognise that any future proposal must be community-led, policy-compliant, and infrastructure-supported

Without this, Baschurch Parish Council will continue to oppose the development in full.

(c) Any planning applications received since 25th November 2025 or any other planning Issues.

a) 25/04367/VAR- Variation of Condition No.16 (construction hours) Plot 46 only attached to planning permission 22/03752/FUL modified by 23/01892/AMP at development site adjacent to Melville House, Baschurch Shrewsbury, Shropshire,

Cllr F Purell outlined the application to Councillors and proposed to object to the application on the following grounds

The Parish Council strongly opposes this proposal as it can set a dangerous precedent for this developer and any other developers in the Parish of Baschurch. Residents are entitled to at least one day free from construction noise and any further noise associated with construction.

The reasoning directed at use of 'hand tools' is too vague and open to interpretation which can be again be abused and used by other developers.

The site already has sufficient working days and hours to complete the outstanding construction without imposing further disruption on residents living within the development and along Station Road.

Shingler should manage this development as they would any other site and complete the work promptly. Until then, the site remains open and unfinished, with essential amenities such as footpaths still inaccessible to residents.

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

(d) Planning Permission Granted

- 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.

185/2025 HIGHWAYS AND STREET LIGHTING

- Temporary Road Closure-. Nobold, Baschurch between Monday 2nd February 2025 and Friday 6th February 2025 for Trial holes ahead of future scheme at S P Energy Networks.
- Temporary Road Closure-. Eyton Lane, Baschurch Level Crossing between Sunday 1st February 2026 and Monday 2nd February 2026 for level crossing maintenance 2200hrs until 05.30hrs by Network Rail Infrastructure Ltd.
- Temporary Road Closure-. Station Road, Level Crossing Baschurch between Saturday 14th February 2026 and Sunday 15th February 2026 for level crossing maintenance 23.30hrs until 09.55hrs by Network Rail Infrastructure Ltd.
- Temporary Road Closure- Church Road, Baschurch between Thursday 12th February 2026 and Wednesday 18th February 2026 for Trial Holes to reroute ahead of major works by SP Energy Networks
- Temporary Road Closure- Church Road, Baschurch between Monday 26th January 2026 and Friday 30th January 2026 for Trial Holes to remove route ahead of major works by SP Energy Networks

186/2025 PGL -BOREATTON PARK

A report had been received from Ali Duffy, Manager at Boreatton Park in which she stated there would be no coach movements over the Christmas period.

187/2025 CEMETERY

There was nothing to report.

188/2025 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Chairman reported that the Insurance Company for the third party had instructed a firm to undertake the repairs at the Badgers Way Playground.

189/2025 ANY COUNCILLORS REPORTS

(a) River Perry Watch group

Cllr Mrs W Lowdon had attended a meeting of the above group on Friday 31st October 2025 and details had been circulated to all Councillors for their information.

(b) Bridleway between Newtown and Badgers Way

Cllr Mrs C Weller had requested that the bridleway between Newtown and Badgers Way be looked into and to be widened and also put a layer of MOT on the top of it as it was very often very muddy for pedestrians to walk over. Resolved; Clerk to contact Rights of Way Dept of Shropshire Council to discuss.

(c) Christmas Tree

The Chairman stated that the Christmas Tree was now in situ on the Village Green and looked very nice and had been part of the Villages Christmas celebrations. He wished to record a thank you to Cllr M Feline and his team for putting this in place which would remain part of Village life for many years to come.

(d) Baschurch Neighbourhood Plan Group from Cllr N Bardsley**1 There have been several recent development proposals/planning applications for housing in Baschurch parish. They include:**

- 25/03110/FUL Stony Yard

Despite efforts by portfolio holders in the current and previous administrations Officers regularly by pass/ignore well founded objections from local SC Members and from Town and Parish Councils. This is a prime example!

However, I echo Robert's comment that the recent application at least brings significant benefits to highway safety - provided of course that they are actually delivered!

- 25/03430/FUL All Saints Way and 25/03098/OUT Barkley Street

There are quite a number of detailed issues which will need to be addressed, but the fundamental point is that development proposals on this scale will require significant enhancements to existing community infrastructure:

- school places, both primary and secondary
- medical services
- transportation

Some of these have already been set out in Statutory Consultee comments - see the comments from the SC Learning and Skills.

There is no ready-made solution to the requirement for additional school places. A further expansion of the Primary school site in Eyton Lane is almost certainly impractical. The Corbet is already making extensive use of temporary classroom space.

In respect of the Barkley Street proposals see also the Comments from the Shropshire ICB re medical facilities. There is an opportunity here which should not be missed to negotiate an essential increase in the site set aside for a new medical centre. The recently resubmitted Design and Access Statement, as far as I can see, makes no mention of this.

Can I again echo Robert's comment in his report. Developers need to contribute positively to meeting community needs, e.g.. by providing a site or sites for new schools and/or by allowing for the enlargement of the site for the new medical centre.

It is vital for Baschurch that the Neighbourhood Plan Group, the Parish Council and particularly our Local SC Member are closely and directly involved.

Officers cannot know our Parish as we do. We live here, many of us for many years. We know what works, and what probably won't. We know the local issues.

25/04164/SCR Perryfield Road

As Robert points out, this is not a planning application, but we have to expect one to follow, probably early in the New Year.

Previous history suggests that the application (when it is submitted) just might be on a more modest scale but this particular house builder has a track record of major applications, particularly in the east of Shropshire. But any application on this sort of scale will have a major impact on Baschurch.

It is vital that our community is closely involved throughout.

2 Our Neighbourhood Plan

Our local Group has worked hard to move forward with widespread consultation. Ideally, we would be looking at potential housing sites much later in the process, but this is clearly not an option. The current and anticipated planning applications will be determined in accordance with statutory timescales.

190/2025 INFORMATION TECHNOLOGY POLICY

This was deferred for Cllr R Thomas had looked into the policy and discuss his findings with the Parish Council.

191/2025 FINANCES

- (a) **BACS Payments for Approval** – The following payments totalling £7,911.80 (which includes VAT) were to be paid over the month of November. These were proposed by Cllr Mrs C Weller and seconded by Cllr Mrs G Tomlins and agreed by all.

BACSI55	Baschurch Village Hall Donation CCTV Installation	2580.00
BACSI56	Baschurch Newsletter – Inserts re NH Planning	100.00
BACSI57	S Evans Electrician -Christmas Tree Installation	483.00
BACSI58	P Birch Contracting Ltd (General Maintenance)	1320.50
BACSI58	P. Birch Contracting Ltd (Cemetery)	347.86
BACSI59	A Howls Salary November	1584.40
BACSI60	Inland Revenue - November	660.55
BACSI61	Weston Lullingfields – Hire of Room	70.00
BACSI62	PG Skips	55.24
BACSI63	R Parry Playground Inspections	96.00
BACSI65	N H Planning -Weston V Hall 17/11/2025	26.25
BACSI64	R Parry (ROSPRA Insp) (Wheatlands & Badgers Way)	288.00
cheque	Royal British Legion – Wreath & Donation	50.00
BACSI66	E & J Morris – (Christmas Tree)	250.00

Resolved: Payment of the BACS were approved.

b) Other items of expenditure for consideration -

The Wheatlands Playground- The Clerk stated she had received a quote for the replacement of a gate post and to rehang the 200x200mm metal gate into the playground and to supply and hang a 1800mm wide galvanised steel field gate on same post fastening to a new 175x175mm gatepost at £544.55 plus VAT. This was proposed to be accepted by Cllr Mrs G Tomlins and seconded by Cllr N Hancock. All were in favour.

Change of Street Lighting Supplier

The Chairman stated that the Parish Council had been approached by Utility Aids who recommended a switch for a new contractor instead of Scottish Power. The Chairman had looked into the figures and there would be a saving of approx. £84.00. This was therefore proposed by him and seconded by Cllr Mrs. W. Lowdon. All were in agreement.

192/2025 CORRESPONDENCE

All correspondence received was dealt with under respective agenda items.

193/2025 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 9.25pm The next Parish Council Meeting will be held on Monday 5th January 2026 at Baschurch Village Hall.

Signed.....

Dated 5th January 2026