

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 5th JANUARY 2026
AT BASCHURCH VILLAGE HALL

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

Thirty-two members of the public

The Parish Council Meeting commenced at 7.30pm

1/2026 Apologies – Cllrs Mrs P Budgen, J H Lloyd & N Hancock

2/2026 **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.

3/2026 **COMMUNITY REPORT & PUBLIC QUESTION TIME-**

The Chairman introduced Shropshire Cllr David Walker, Portfolio Holder for Planning discussed issues relating to Planning & Development in Baschurch Parish. He answered many questions from both Parish Councillors and members of the Public.

9.10pm Cllr N Bardsley left the meeting.

9.15pm Cllr David Walker left the Meeting after being thanked by the Chairman,

4/2026 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report:

Ruyton Road

On Friday I spoke with the Highways Project Manager with responsibility for securing a traffic regulation order for Ruyton Road. He was able to offer an explanation as to why work to draft an order has not moved forwards in recent months. Issues include management problems, staff changes, a move to do work in-house despite a lack of resources, and outstanding questions over funding for the work from the developer. He has assured me of his intention to get to the bottom of the issues, to meet with relevant teams, secure funds and move the work to WSP.

Planning Issues

Perryfield Road:

I attended the engagement session held by the developer proposing to build up to 199 homes on land off Perryfield Road in Baschurch. At the time I visited which was early on in the evening, there were many residents attending, asking questions and providing feedback to the developer. I took the opportunity to make clear my concerns, and those of many residents who have contacted me, about the potential impact a development of the magnitude of this could have on the sustainability of our community and its existing infrastructure. I emphasised the need for investment in our doctors' surgery, schools and roads. The developer is making an effort to engage with residents, to understand some of our needs, and respond to them. In my responses to residents, I have emphasised the importance of robust scrutiny of the proposals when a formal application is submitted. I have also noticed that there has been a number of recent applications made by the same developer elsewhere in Shropshire which have been refused. In one case, the refusal was overturned on appeal to Planning Inspectors. In the other, an appeal against the Council's decision is expected.

Walford Heath and Old Woods:

I note that the application 25/03565/PIP at Old Woods has been refused by officers. This is a decision entirely consistent with earlier decisions taken with similar applications in Walford Heath and Weston Lullingfields on the grounds that developments in those places are not sustainable.

Meanwhile, I note that an appeal (25/03439/REF) has been lodged in relation to one of the Walford Heath applications (25/03186/PIP). This is concerning, because if the appeal were to be successful, it could have significant consequences for how other applications in similar locations have been determined or will be in the future.

River Perry Management

At the December meeting of Shropshire Council, I questioned the relevant portfolio holder about the council's approach to development and the impact on river levels and flooding. Shropshire Council will address concerns about flood risk and wastewater capacity through several forthcoming initiatives. As part of the new Local Plan, site selection for growth will consider physical constraints such as flood risk, supported by a Strategic Flood Risk Assessment in 2026. The Council will also review wastewater treatment capacity and potential upgrades through an updated Water Cycle Study. Acting as Lead Local Flood Authority (LLFA), the Council has statutory duties under the Flood and Water Management Act (2010) and provides advice on major developments, as well as smaller schemes in sensitive areas, to ensure flood risk and drainage impacts are properly assessed. The LLFA's consultee role is delivered via WSP, which reviews applications against the Council's Sustainable Drainage Systems (SuDS) Handbook and updated national guidance. Planning conditions applied will reflect the latest standards, including those introduced by DEFRA. The Council is currently updating its Local Flood Risk Management Strategy, with a draft expected soon, which will inform a revision of the SuDS Handbook to align with national policy and ensure sustainable development practices are embedded across Shropshire.

Shropshire Council Finances

The government announced before Christmas its Provisional Local Government Finance Settlement which sets out allocations for local authorities across England for the next three years, and incorporates an updated distribution of resources following the conclusion of the Fair Funding Review. This is the main source of funding for local government, together with Council Tax, and separate from grants which are ringfenced to specific areas of spending.

Despite promises made by the government that funding would be fairer to rural Councils, what was announced was very disappointing for Shropshire, with cuts to funding from 2026 until 2029 of £15m. Government figures suggest that ministers are expecting Shropshire to balance funding by raising Council Tax by the maximum rate permitted under the law, which is 4.99%. This however does not account for our existing shortfalls and the rising costs of delivering social care in a less densely populated area.

Meanwhile, Shropshire Council's application for Exceptional Financial Support was formally submitted to the government. This is a request for in-year funding to ensure the council does not go bankrupt before the end of March. We are awaiting a response from ministers.

5/2026 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st DECEMBER 2025

Cllr F Purell proposed and Cllr Mrs G Tomlins seconded that the minutes of the Parish Council meeting held on Monday 1st December 2025 This was confirmed as a true and correct record and signed by the Chairman.

6/2026 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st DECEMBER 2025 NOT ITEMISED ON THE AGENDA

There were none.

9.20pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

7/2026 PLANNING

- a) 25/04589/FUL- Proposed rear and side extensions. Proposed dormer addition to rear. Proposed photovoltaic panels. Proposed rear door and windows throughout at Avon House, Weston Lullingfields, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr Mrs G Tomlins proposed to support the application with the following comments:

Baschurch Parish Council has considered the above planning application and wishes to make the following comments.

The Parish Council notes that the proposal relates to extensions and alterations to an existing residential property. In principle, Baschurch Parish Council recognises the need for homeowners to adapt and improve existing dwellings to meet modern living requirements and supports appropriate measures that improve energy efficiency, such as the installation of photovoltaic panels.

The Parish Council requests that the Local Planning Authority carefully considers the scale, design, and materials of the proposed rear and side extensions and the rear dormer to ensure that they remain sympathetic to the character and appearance of the existing property and the surrounding rural area. Attention should be given to avoiding overdevelopment and

ensuring that the extensions do not appear visually intrusive when viewed from neighbouring properties or the wider landscape.

The Parish Council also asks that consideration be given to potential impacts on neighbouring residential amenity, including privacy, outlook, and light, especially in relation to the proposed dormer addition.

Subject to the above considerations, and provided that appropriate materials are used which reflect the existing dwelling and local character, Baschurch Parish Council supports the application.

This was seconded by Cllr S Hey and agreed by all. Shropshire Council informed.

- b) 25/04783/HHE- Erection of a single storey rear extension to a detached dwelling, dimensions 0.01metres beyond the rear wall, 3.95 metres maximum height and 2.40 metres high to eaves at Halcyon, 26 Agnes Hunt Close, 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 has considered the application for a single storey extension. Baschurch Parish Council notes that, while the application refers to a rear extension, the proposed development is in fact positioned to the front/side of the dwelling.

Notwithstanding this discrepancy in description, the Parish Council considers the proposal to be modest in scale, projecting only a limited distance from the existing building, and that its height and siting are unlikely to result in harm to neighbouring residential amenity or the character of the surrounding street scene.

Accordingly, the Parish Council supports the application, subject to materials matching those of the existing dwelling and due regard being given to neighbouring residential amenity during the construction phase.

This was seconded by Cllr Mrs G Tomlins and agreed by all. Shropshire Council informed

PLANNING APPEAL

Appeal- Application for permission in principle for the development between four or five Dwellings at land north of B5067 and adjoining the crossroads at Walford Heath, Shrewsbury, Shropshire. Application Reference 25/03186/PIP. Appellants name- D and C Reece. Planning Inspector Ref 6002055

Comments were submitted to Shropshire Council objecting to the application on Wednesday 3rd September 2025 and again on Friday 7th November 2025. There were no further comments.

Planning Permission Refused

- 25/03565/PIP- Permission in principle for the development of three affordable dwellings and three open market dwellings at Proposed development land East of Broad View Old Woods, Bomere Heath, Shropshire.

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

- c) 25/04724/FUL- Refurbishment and extension of bungalow with partial first floor internal alterations, and low-carbon technologies at Dainton, Church Lane, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr Mrs G Tomlins proposed to support the application as below:

Baschurch Parish consider that the proposed refurbishment, partial first-floor extension, and internal alterations are appropriate in scale and design and remain sympathetic to the character of the existing dwelling and its rural setting. The development represents a clear improvement to the property without constituting overdevelopment of the site.

Baschurch Parish Council particularly welcomes the inclusion of low-carbon technologies, which align with both local and national planning objectives to improve energy efficiency and reduce carbon emissions in existing housing stock.

It is considered that the proposal will not result in unacceptable harm to neighbouring residential amenity, highway safety, or the wider character of the area. On this basis, Baschurch Parish Council raises no objection and supports approval of the application.

This was seconded by Cllr F Purell with two against. Shropshire Council to be informed.

8/2026 HIGHWAYS AND STREET LIGHTING

- a) Temporary Road Closure-. Station Road, Baschurch Level Crossing between Monday 2nd March 2026 and Saturday 7th March 2026 to install arco drain at the level crossing by Network Rail Infrastructure Ltd.
- b) Temporary Road Closure-. Unnamed road north of Weston Lullingfields between Monday 9th March 2026 and Thursday 12th March 2026 to enable carriage works by Shropshire Council.
- c) Proposed stopping up Highway at Land north of B4397, Baschurch, Shrewsbury- Town & Country Planning Act 1990 section 247 OS Grid Ref E342079 N322211

Councillors then discussed the draft order and plan and the Councillors were all in agreement for it to go ahead.

9/2026 CEMETERY

Cllr J H Lloyd was to provide quotes for tarmac being laid along the driveway to the rear car park of the Cemetery.

10/2026 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

Repairs were soon to be carried out on the Wheatlands Play area. The Clerk stated she was meeting a playground designer at the Badgers Way Playground to look for a new playground at some future date all depending on cost.

11/2026 ANY COUNCILLORS REPORTS

(a) Christmas Tree

Cllr M Feline reported that the Christmas Tree lights had now been removed from the tree on the village green.

12/2026 FINANCES

- (a) BACS Payments for Approval – The following payments totalling £4610.53 (which includes VAT) were to be paid over the month of December. These were proposed by Cllr Mrs C Weller and seconded by Cllr Mrs G Tomlins and agreed by all.

BACSI67	Scottish Power	520.68
BACSI68	Scottish Power – Final Payment	226.67
BACSI69	P Birch Contracting Ltd (General Maintenance)	1320.50
BACSI69	P. Birch Contracting Ltd (Cemetery)	347.86
BAC 170	A Howls Salary December	1584.40
BACSI71	Inland Revenue - December	660.55
BACSI72	PG Skips	69.05
BACSI73	N H Planning -Weston V Hall 12/01/2026	26.25
BACSI74	J Hamlett Contracting- Hedge cutting	120.00
BACSI75	R Parry Playground Inspections	96.00
BACSI76	SLCC subs	253.00
BACSI77	Shropshire Council – Election Costs	375.00

Resolved: Payment of the BACS were approved.

- b) Other items of expenditure for consideration -

There were none.

13/2026 CORRESPONDENCE

Baschurch Corbet School- Letter from the Head Teacher who stated the school had received numerous enquiries from residents' parents and developers regarding proposed planning applications and wholly agree that the infrastructure in the villages needs to be considered to support both the current needs of the community as well as any proposed growth. She stated that the school will work in partnership with the local authority to secure any support which may be required to support those students moving into our catchment area and ensure that the admission of further students is not detrimental to the provision of education that we provide.

Given the factors mentioned above we would see no reason to oppose the planning application.

14/2026 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 10.10pm The next Parish Council Meeting will be held on Monday 2nd February 2026 at Weston Lulling fields Village Hall.

Signed.....

Dated 2nd February 2026