

MINUTES OF THE PARISH COUNCIL
MEETING HELD ON MONDAY 2nd FEBRUARY 2026
AT WESTON LULLINGFIELDS VILLAGE HALL

Present: Councillors A Woodthorpe (Chairman)
R Thomas
N Hancocks
Mrs W Lowdon
R Jones
J H Lloyd
M Feline
F Purell
Mrs C Weller
N Bardsley
Mrs A Howls Clerk.
Cllr R Jones Shropshire Council

Thirty-six members of the public

The Parish Council Meeting commenced at 7.30pm

15/2026 Apologies – Cllrs Mrs P Budgen, Mrs G Tomlins & S Hey

16/2026 **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.

17/2026 **COMMUNITY REPORT & PUBLIC QUESTION TIME-**

The Chairman introduced Anna Meer, Transport Director and Megan Wilson Planning Director of Marrons re the proposed residential development at land at Perryfield Road, Baschurch Shrewsbury, Shropshire. They answered many questions from both Parish Councillors and members of the Public.

8.50pm Anna Meer & Megan Wilson of Marrons left the Meeting after being thanked by the Chairman,

18/2026 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report:

Ruyton Road

The most recent update I have regarding Ruyton Road TRO is that officers are seeking receipt of promised developer contributions to carry out the necessary works before commissioning the drafting of a TRO with WSP.

Proposed Perryfield Road, Prescott Development

I had a meeting with Shropshire Council's Planned Policy & Strategy Manager regarding proposals for development in Prescott, Baschurch. I was able to update the officer regarding

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the meeting held between Baschurch PC and representatives of the developer. The officer will seek further details and clarifications from the developer before engaging with Shropshire, Telford & Wrekin ICB about the possibilities for investment in GP capacity in Baschurch. The officer would then be willing to meet with representatives of the Parish Council. A meeting with the Planning Officer assigned to the case is not possible whilst there is a live pre-app, until a formal application is submitted.

Neighbourhood Plan

The designation of Baschurch Parish as a Neighbourhood Plan Area by Shropshire Council's Cabinet was approved at the cabinet meeting on January 21st. This was a technical but crucial step which allows the Neighbourhood Planning group to proceed with the next steps in developing a plan.

New Classrooms at the Corbet School

In order to address sustained increases in demand, where housing growth and local demographic changes have occurred, £24.49m in funding will be invested expanded and enhanced capacity at schools across Shropshire. The programme is funded from Government grants, developer contributions, Community Infrastructure Levy (CIL) and other capital resources, meaning the programme is fully funded without drawing on the day-to-day council budget. The allocation includes two new classrooms at the Corbet School.

Adcote Mill Bridge

I have received the following update from officers regarding the proposed extinguishment of footpaths and bridleways around Adcote Mill Bridge:

On the 22 August 2024 Shropshire Council received an application seeking to extinguish public footpath 54, public bridgeway UN3 in the Parish of Baschurch and public bridgeway 54 & public bridleway UN10 in the Parish of Little Ness under section 118 of the Highways Act 1980. The Public Rights of Way in question are located on either side of, and across, the river Perry with the Adcote Mill Bridge providing river crossing.

It is acknowledged that the Public Rights of Ways (PRoW) in question are in proximity to several residential properties and noted the potential impact that these PRoW have on residents' privacy and security.

Despite this, as it is not considered that the relevant legislative tests can be satisfied for a Public Path Extinguishment Order to be made, the Council does not agree to the application to extinguish the PRoW. A report confirming that the application does not meet the relevant legal tests is being finalised stating that we will not progress with the application.

A meeting with Local Members, Officers, and residents that live adjacent to the bridge is being suggested in order to seek agreement for works to commence.

19/2026 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th JANUARY 2026

Cllr M Feline proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 5th January 2026 This was confirmed as a true and correct record and signed by the Chairman.

20/2026 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th JANUARY 2026 NOT ITEMISED ON THE AGENDA

There were none.

9.10pm The Chairman handed over the meeting to Cllr M Feline, the Vice Chair to deal with planning.

21/2026 PLANNING

- (a) 26/00123/OHL- 33kv Overhead Electricity Distribution Line Rebuild at Weston Road, Bashchurch, Shrewsbury, Shropshire

Cllr M Feline outlined the application to Councillors and Cllr R Thomas proposed to support the application with the following comments:

Baschurch Parish Council supports the above application in principle, recognising the importance of maintaining and improving essential electricity infrastructure. The Parish Council requests that the works are carried out with due regard to highway safety, visual amenity and the protection of the local environment, and that any disturbed land or verges are fully reinstated on completion.

This was seconded by Cllr N Hancock and agreed by all. Shropshire Council informed.

26/00140/PMBPA- Application for prior approval under Part3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change from agricultural to form a single dwelling at The Oaks 11 Petton Lane, Weston Lullingfields, Baschurch, Shrewsbury, Shropshire.

Cllr M Feline outlined the application to Councillors and Cllr J H Lloyd proposed to support the application as below and raise the following points for consideration.

1. Suitability of Location

The proposed site lies outside the defined development boundary for Baschurch and is in open countryside. While Class Q allows for residential conversion, the Parish Council is concerned that the location may not be well-related to existing settlements or services, potentially resulting in unsustainable development.

2. Access and Highways Impact

The Parish Council requests confirmation that the access arrangements are safe and suitable for residential use, particularly if the existing agricultural access is narrow, poorly surfaced, or lacks visibility splays. Any intensification of use should be carefully assessed.

3. Structural Integrity and Design

It is essential that the building is structurally sound and capable of conversion without significant rebuilding. The Parish Council would welcome assurance from the planning authority that the proposal meets this requirement and that the resulting dwelling will be of appropriate design quality.

4. Impact on Landscape and Character

The Parish Council is mindful of the need to preserve the rural character of the parish. Any residential conversion should be sympathetic to the surrounding landscape and avoid suburbanisation of the countryside.

5. Drainage and Services

The Parish Council seeks confirmation that adequate foul and surface water drainage arrangements are in place, and that the site can be serviced without adverse impact on local infrastructure.

In conclusion, while the Parish Council does not object in principle to the conversion of redundant agricultural buildings, it urges the planning authority to ensure that all Class Q criteria are robustly assessed and that the proposal does not conflict with the aims of sustainable rural development.

This was seconded by Cllr N Hancock and agreed by all. Shropshire Council informed.

26/00174/PSPPA- Application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels to serve battery storage in association with an agricultural unit at The Broadlands, Buildings Bank, Baschurch, Shrewsbury, Shropshire.

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

Baschurch Parish Council supports application for the installation of roof-mounted solar panels and associated battery storage at The Broadlands, Buildings Bank.

The Parish Council welcomes the use of renewable energy within agricultural units, particularly where existing buildings are utilised and impacts on the rural landscape are minimal. The proposal supports sustainability, carbon reduction, and the ongoing viability of the agricultural business.

Subject to the Local Planning Authority being satisfied that permitted development criteria are met and that there are no unacceptable visual or safety impacts, the Parish Council raises **no objection** to this application.

This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council informed

25/03098/OUT- Outline application for residential development to include access at Land to the west of Barkley Street, Baschurch, Shrewsbury, Shropshire,

Cllr M Feline outlined the application to Councillors and Cllr N Barkley proposed to object to the application as below:

The Parish Council considers this proposal to constitute **overdevelopment** of the area and it's out of character compared to the neighbouring development. Baschurch has already experienced significant levels of recent and committed housing growth, and further development of this scale is not considered sustainable in the absence of corresponding investment in local infrastructure. The public greenspace has also been reduced and we are disappointed at the changes to outline plan. If the developer offered a sizable contribution to the building of a new surgery as part of the full application, then this would allow Baschurch Parish Council to support this application.

The application fails to demonstrate **any meaningful community benefit**. In particular, there are no clear, secured or deliverable contributions towards addressing the already evident pressures on local infrastructure, including but not limited to:

- GP and health services
- Local highway capacity and road safety
- Community facilities and services

Residents are already experiencing the effects of cumulative development, and the Parish Council is increasingly concerned that infrastructure funding associated with previous developments has not translated into visible or timely improvements within Baschurch. Granting further permissions without firm, ring-fenced infrastructure investment would exacerbate these issues.

The Parish Council therefore believes this application is contrary to the principles of **sustainable development**, placing additional strain on existing infrastructure without demonstrable mitigation or benefit to the local community.

For these reasons, Baschurch Parish Council **objects** to the application and urges the Local Planning Authority to refuse permission unless robust, enforceable infrastructure provision can be secured.

This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council informed

PLANNING APPEAL

Appeal- Outline application for the erection of four dwellings (all matters reserves) at Proposed residential land to the south of Weston Lullingfields, Baschurch, Shrewsbury, Shropshire. Application Reference 25/02864/OUT. Planning Inspector Ref 6003667 Appeal Ref 26/03446/REF

Comments were submitted to Shropshire Council objecting to the application on Wednesday 3rd September 2025. There were no further comments.

Planning Permission Granted

- 25/04367/VAR- Variation of condition 16 (construction hours) Plot 46 only attached to planning permission 22/03752/FUL modified by 23/01892/AMP at Development site adj Melville House, Baschurch, Shrewsbury, Shropshire.
- 25/04589/FUL- Proposed rear and side extensions Proposed dormer addition to rear Proposed photovoltaic panels Proposed replacement external doors and windows throughout at Avon House, Weston Lullingfields, Shrewsbury, Shropshire.

Any planning applications received since 26th January 2026 or any other planning Issues.

26/00177/FUL- Proposed agricultural storage shed at Canal Cottage, Pennyrush, Weston Lullingfields Nr Baschurch, Shrewsbury, Shropshire.

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 and considers the proposal to be appropriate in scale and design for its rural and agricultural setting and consistent with the operational needs of the holding. The siting of the shed utilises existing land within the curtilage and will not result in undue visual harm to the surrounding countryside.

The Parish Council notes that the development is for agricultural storage purposes only and therefore supports the sustainability of local farming activity. No adverse impacts have been identified in relation to neighbouring amenity, highway safety, or the wider environment. On this basis, Baschurch Parish Council raises no objection and supports the application.

This was seconded by Cllr R Thomas and agreed by all. Shropshire Council informed

22/2026 HIGHWAYS AND STREET LIGHTING

- a) Immediate Road Closure-Marton Road Baschurch between Friday 16th January 2026 and Tuesday 20th January 2026 for immediate emergency works by Severn Trent Water.

23/2026 CEMETERY

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

24/2026 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Clerk stated she was still meeting with playground designer at the Badgers Way Playground to look for a new playground at some future date all depending on cost

25/2026 ANY COUNCILLORS REPORTS

There were no new reports at this time.

26/2026 FINANCES

- (a) **BACS Payments for Approval** – The following payments totalling £1979.38 (which includes VAT) were to be paid over the month of January. These were proposed by Cllr Mrs C Weller and seconded by Cllr J H Lloyd and agreed by all.

BACSI78	M Feline – Xmas Lights for Tree etc	271.96
BACSI79	S Price- Xmas Tree ground work	650.00
BACSI80	Mrs Bartlett NH Planning -Questionnaire	147.00
BACSI81	P Birch Contracting Ltd (General Maintenance)	1320.50
BACSI81	P. Birch Contracting Ltd (Cemetery)	347.86
BACSI82	A Howls Salary January	1584.40
BACSI83	Inland Revenue January	660.55
BACSI84	PG Skips	55.24
BACSI85	R Parry Playground Inspections	96.00
BACSI86	Railway Station Meeting -Weston V Hall 26/1/26	26.25
BACSI86	Weston V Hall- F & GP Meeting 19/1/2026	26.25
BACSI87	Fencetree- Wheatlands Gates	613.37
BACSI86	Weston V Hall- PC Meeting 2/2/2026	60.00
BACSI88	SALC Training	120.00

Resolved: Payment of the BACS were approved.

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

Precept & Budget 2026/27

The Clerk and Councillors discussed the Council's finances for 2026/27. The Clerk and Finance & General Purposes Committee had produced a draft budget for the coming financial year. After much discussion the draft budget was proposed by Cllr N Bardsley and seconded by Cllr.J H Lloyd and was agreed by all present. *Details of the precept to be forwarded to Shropshire Council.*

Receipts	Proposed Budget 2026/27
Precept	58470.0
Neighbourhood Fund	30000.0
Interest	2000.0
VAT Refund	16000.0
Cemetery	4500.0
Football Club	1500.0
Allotments	748.0
Grants & Donations	
Miscellaneous	
Parish Council Reserves	
Neighbourhood Fund (Reserves)	163842.0
Total	277060.0

Payments	
Grass Cutting /Bin emptying	14000
Badgers Way	70000
Recreation Ground	15000
Village Green/Roundabout	8000
Cemetery	15000
Street Lights	6000
Staff Costs & Inland Revenue	25000
VAT	18000
Doctors Surgery	5000
Railway Station	50000
Playground Trust	12000
Donations	6000
Office Subs	3000
Insurance	2000
Website	800
Data Protection	60
Allotments	750
Bridleway & Footpaths	6000
Village Halls	600
Auditors	600
Training	200
Local Support Fund	0
Elections/Legal Fees	2000
Bank Charges	50
Neighbourhood Planning	20000
Total	280060

The Finance & General Purposes Committee held a meeting on Monday 19th January 2026 at Weston Lullingfields Village Hall where they discussed the precept and budget for the next financial year. They also discussed the following:

Neighbourhood Planning

The Clerk stated that the Neighbourhood Planning Group had looked into a consultant to assist them and received some quotes which had been discussed at their last meeting. The Parish Council would need to budget for £20,000 to cover these costs. She also stated that

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there was £5000.00 which had allocated to them but they had spent very little money which was mainly for holding meetings and also setting up the questionnaire. Cllr Woodthorpe stated the finances would be looked at a regular basis and funding would be available when necessary.

Street lighting Millington Close.

A local resident had approached Shropshire Council to put more street lighting in at Millington Close. The street lighting was paid by the Parish Council. There were sufficient lights in the area.

Gardener- Roundabout/Cemetery

The Derwen College had informed Cllr Mrs A P R Budgen that they were no longer having students at the Walford Complex and would therefore not be able to undertake gardening to the roundabout and Cemetery. After some discussion it was decided to find another gardener.

Badgers Way Playground

The Chairman informed Councillors that the Badgers Way playground would soon be in need of updating. The Clerk was looking into this with some Playground designers. There would probably be a need for some funding to be found for the project.

To Review Clerk's Salary

The Clerk's salary was discussed and Cllr A Woodthorpe proposed the salary stay the same for this year. This was seconded by Cllr Mrs A P R Budgen and to be agreed at a full Council Meeting.

Cllr N Bardsley proposed the above and Cllr J H Lloyd seconded the proposal and all were in agreement.

27/2026 CORRESPONDENCE

All correspondence had been dealt with under their items.

28/2026 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 March 2026 at Baschurch Village Hall.

Signed.....

Dated 2nd March 2026