

MINUTES OF THE BASCHURCH PARISH COUNCIL
MEETING HELD ON MONDAY 13th APRIL 2026
AT BASCHURCH VILLAGE HALL

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

Forty members of the public

The Parish Council Meeting commenced at 7.30pm

The Chairman explained that although a Senior Officer, Highways Shropshire Council had been on the agenda to attend the meeting he had apologies for his non-attendance with the Clerk an hour before the Meeting.

44/2026 Apologies – Cllrs M Feline & Mrs G Tomlins

45/2026 **DECLARATION OF ANY DISCLOSABLE PECUNIARY INTEREST IN A MATTER TO BE DISCUSSED AT THE MEETING AND WHICH IS NOT INCLUDED IN THE S** Hey **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.

46/2026 **COMMUNITY REPORT & PUBLIC QUESTION TIME-**

Members of the public raised issues of parking on road in Church Road by garage near the church. The ownership of the Tennis Club building in Church Road was also discussed.

47/2026 **REPORT FROM SHROPSHIRE COUNCIL**

Impacts of Road Closures on the 576 Bus Service

Cllr Jones gave the following report

Over the past week I have been dealing with disruption to the 576 bus service linked to road closures in Ruyton XI Towns, Platt Mill Bridge which was closed for repairs (30–31 March) and Church St which has been closed for the delivery of a CIL funded scheme to improve road safety around the Primary School.

Residents have reported buses running late or not serving stops at all, with passengers left waiting due to a lack of clear information about service changes during the closures.

Following enquiries, officers confirmed that contractors had notified Tanat Valley Coaches in advance, but that this information was not acted upon internally by the operator, resulting in late or inadequate communication to passengers. I raised this directly with both

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council officers and Tanat Valley Coaches, and officers have acknowledged the issue and advised that steps are being taken to improve coordination and communication.

Application for 155 Houses and GP Surgery in Prescott, Baschurch (26/01060/OUT)

I have submitted a formal objection to the Perryfield Road planning application and requested that it be called in for determination by the Planning Committee due to the scale of the proposal and its potential implications for local infrastructure and community sustainability. While housing growth can support local services and facilities, it needs to be appropriately scaled, well located and supported by realistic and deliverable infrastructure provision. A principal issue relates to the proposed land for a new GP surgery. Although additional primary care capacity is clearly needed in Baschurch, there is currently no clear or formal indication that a surgery on this site is funded or likely to be delivered. In the absence of that assurance, the proposed surgery remains uncertain.

Further key concerns include the impact on the Baschurch–Yeaton road. This is a narrow rural road that already carries significant volumes of traffic beyond its capacity. The proposal would add further traffic onto this route, but the submitted evidence does not demonstrate how these impacts would be mitigated. I have also raised concerns about the location of the development and its distance from amenities, the loss of prime agricultural land, the capacity for sewage treatment, and the impact on a public footpath. For these reasons, I considered it appropriate to object to the application and to request committee determination. Should clear evidence be provided that a GP surgery would be delivered and that traffic and other impacts could be satisfactorily addressed, there I could reconsider this position.

Government Guidance on LTPs

The government has published on April 2nd new guidance for the development and adoption of Local Transport Plans together with a vision document titled 'Better Connected'. These policies represent a significant revision to transport strategy and policy from the government and had been anticipated since 2024. These policies will have direct implications on Shropshire Council's ongoing process of drafting a new Local Transport Plan, and the ambition of residents in our area to reopen Baschurch Railway Station. It will take a little time for the new documents to be digested and to fully understand their implications, but my early perception is that the government's vision broadly aligns with Shropshire's approach generally and our ambition locally. The guidance places much stronger emphasis on improving accessibility, reducing car dependency, and providing better transport options for rural communities. It encourages councils to plan transport around long-term outcomes such as access to jobs, education and healthcare, rather than focusing only on short-term road capacity. Importantly, the guidance makes clear that LTPs do not have to list every individual scheme to support them in principle. This means that a project like Baschurch Station can be recognised as a legitimate long-term opportunity within a wider transport strategy, even though it is still at an early stage.

Council Finances

The Council's financial position for period 11 (February, 2026) improved slightly, reducing the expected overspend for 2025/26 by £0.57m relative to Period 10. Period 10 had also improved by £0.801m, meaning the Council's financial position improved for two consecutive periods.

Kier Contract

Shropshire Council has agreed a one-year extension to its highway's maintenance contract with Kier, taking the current arrangement through to April 2027. The extension is intended to provide stability while the council continues to develop its "mixed economy" approach, with more day-to-day reactive services brought back under direct council control and greater use of local contractors, alongside continued delivery by Kier of major highways works such as resurfacing and surface dressing to help prevent potholes.

48/2026 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd MARCH 2026

Cllr J H Lloyd proposed and Cllr N Hancock seconded that the minutes of the Parish Council meeting held on Monday 3rd March 2026 This was confirmed as a true and correct record and signed by the Chairman.

49/2026 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd MARCH 2026 NOT ITEMISED ON THE AGENDA

There were none.

50/2026 PLANNING

8.35pm The Chairman proposed Standing Orders be suspended Cllr N Hancock seconded the proposal to enable members of the public to put forward views and questions on the application to Domenic Stanford representative for Marrons.

- a) 26/01060/OUT- Outline planning for up to 155 dwellings, land for a GP Surgery including dispensary, EV Car Club Scheme, landscaping, public open space, (associated access for approval), drainage, and other related infrastructure at Land south of Corwen House, Prescott Road, Prescott, Baschurch, Shropshire

9.15pm Cllr N Bardsley proposed Standing Orders be re-instated and Cllr J H Lloyd seconded the proposal.

Councillors then discussed the application and it was proposed by Cllr N Bardsley to object in the strongest possible terms to this outline application. The proposal represents an excessive, unsustainable and unjustified expansion of the village, causing significant harm to landscape character, visual amenity, heritage setting, local infrastructure and the rural environment. The development conflicts with the adopted Local Plan, the emerging Local Plan and the National Planning Policy Framework.

Scale of development and conflict with the Local Plan

Baschurch is identified as a rural service Centre with limited capacity for major growth. The proposal for 155 dwellings is wholly disproportionate to the size, character and infrastructure of the village. The site is not allocated for development in SAMDev or the emerging Local Plan. The scheme constitutes unplanned, speculative expansion into open countryside, contrary to the plan-led approach required by national policy.

Highways, traffic and safety impacts

The village already experiences severe congestion and safety issues, particularly around Station Road, the B5067 junctions and the narrow lanes around Perryfield Road. An additional 155 dwellings, combined with traffic generated by a GP surgery, would significantly worsen congestion, increase risks to pedestrians and cyclists, and overload rural roads not designed for this scale of development.

There would also be a significant impact on traffic in Yeaton, as increased vehicle movements from the development would inevitably route through the village to access Shrewsbury and the wider road network. Yeaton's narrow lanes, limited passing places and constrained junctions are already under pressure, and additional traffic would heighten safety risks, increase congestion and further erode the rural character of the settlement. This cumulative impact on neighbouring villages has not been adequately assessed or mitigated within the application.

Drainage, flood risk and environmental constraints

Baschurch has a long-standing history of surface water flooding, poor infiltration and overloaded drainage systems. Replacing permeable farmland with a large housing estate will increase runoff and place further strain on already inadequate drainage infrastructure. The drainage strategy lacks sufficient detail and does not provide robust evidence that flood risk will not be exacerbated.

Harm to rural character, landscape and settlement pattern

The development would extend Baschurch southwards into open countryside, eroding the rural edge of the village and creating an urbanised mass of housing out of keeping with the surrounding landscape. This is contrary to policies CS6, CS17 and MD2, which require development to respect local character and landscape sensitivity.

Summary of LVIA contradictions demonstrating harm

The LVIA confirms the site is open rural farmland, yet claims the development would “support local landscape character”. Urbanising farmland with 155 houses cannot be described as landscape enhancement.

The LVIA acknowledges the site forms part of a wider agricultural landscape, bordered by fields, riparian woodland and hedgerows. This confirms the proposal is countryside encroachment, not infill.

The LVIA admits moderate adverse effects on land cover and minor adverse effects on topography. In a rural location, any adverse effect is significant.

The LVIA concedes that the Prescott Conservation Area has direct views into the site, contradicting claims of visual containment.

The LVIA relies heavily on future screening to hide the development. A scheme that requires extensive screening is not appropriate for a rural landscape, and planting will take many years to mature.

The LVIA claims biodiversity enhancement while acknowledging the loss of farmland and hedgerows, which is inconsistent and unconvincing.

The LVIA confirms the site lies outside the historic village form, reinforcing that the proposal represents further sprawl.

The presence of a Public Right of Way crossing the site contradicts any suggestion of low recreational value and highlights harm to rural amenity.

Impact on local services and community infrastructure (including Patient Group evidence)

Local utilities and community facilities are already under pressure. The Patient Group for Prescott Surgery has provided clear evidence that the existing GP practice is operating at or near safe working limits, with rising demand due to recent housing growth, an ageing population and increasingly complex patient needs. Clinical capacity, administrative resources, consulting space and safe patient parking are all severely constrained.

The Planning Statement acknowledges that the current surgery is “highly constrained” with limited parking and insufficient clinical capacity. While the application proposes to provide land for a new GP surgery, no evidence has been provided that funding is secured from the NHS Integrated Care Board or local authority for construction, infrastructure costs, associated fees or ongoing notional rent. Without guaranteed, enforceable financial provision, the offer of land alone does not mitigate the impact of the development.

The Patient Group confirms that even a development half the proposed size would place additional detrimental pressure on the Practice and the services it provides. Without secured investment in healthcare infrastructure, the development risks significantly longer waiting times, reduced continuity of care, increased pressure on staff wellbeing and a decline in the quality and safety of patient services.

This evidence reinforces the Parish Council's position that the development is unsustainable and that essential community infrastructure cannot support the scale of growth proposed.

Cumulative development pressure

Baschurch has already absorbed substantial development in recent years. The cumulative impact of this proposal would overwhelm local services, damage community cohesion and create an unsustainable pattern of growth inconsistent with the rural settlement hierarchy. The additional pressure on primary care, as evidenced by the Patient Group, further demonstrates that the village cannot accommodate further large-scale development.

Schools

Whilst the local schools have limited capacity, they would be swamped by the influx of children from 155 houses.

Conclusion

Baschurch Parish Council concludes that this application is unsustainable, disproportionate and harmful. It conflicts with multiple Local Plan policies and the NPPF, fails to address critical infrastructure constraints, and would result in unacceptable environmental, landscape and community impacts. The evidence provided by the Patient Group further demonstrates that essential healthcare services cannot support the proposed level of growth without guaranteed investment. Baschurch Parish Council therefore formally objects to this application and urges Shropshire Council to refuse planning permission. This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council to be informed

- b) 26/00941/FUL- Installation of a photovoltaic array over the existing roof covering in the south facing valley at All Saints Church, Church Road, **Baschurch**, Shropshire.

After some discussion Cllr Simon Hey proposed to support the application as below:

Baschurch Parish Council recognises the importance of supporting renewable energy generation and the transition to low-carbon infrastructure. All Saint's Church is a valued heritage asset within the village, and any proposal affecting its fabric or appearance must be carefully assessed to ensure that the character and setting of the building are preserved.

The Parish Council notes that the proposed photovoltaic array is to be installed within the south-facing valley of the existing roof, which reduces its visibility from public viewpoints and helps to minimise visual impact on the church's historic appearance. The Parish Council also notes that the works do not involve alterations to the roof structure beyond the fixing of the panels and associated equipment.

On this basis, Baschurch Parish Council supports the proposal, subject to the following safeguards:

- The installation must avoid harm to the historic fabric of the church.
- All cabling, fixings and associated equipment should be discreetly positioned to minimise visual impact.
- Any future maintenance or replacement works should continue to respect the heritage significance of the building.

Baschurch Parish Council supports renewable energy generation where it can be achieved without detriment to the village's heritage assets, and considers this proposal to be an appropriate and sensitively designed scheme. This was seconded by Cllr Mrs Wendy Lowdon and agreed by all. Shropshire Council to be informed.

- c) 26/01073/FUL- Proposed rear and side extensions. Proposed raising of first floor roof. Proposed photovoltaic panels. Proposed replacement external doors and windows throughout. (Amendment to 25/04589/FUL) at Avon House, Weston Lullingfields, Shrewsbury, Shropshire. Councillors discussed the application and it was proposed by Cllr Mrs A P R Budgen to support the application with the following comments:

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

Baschurch 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.

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

- d) 26/00716/PIP- Permission in Principle for the erection of two to three. Dwellings at Proposed Residential Development Land to the North Of, Weston Lullingfields, Shropshire. This planning application was dealt with by earlier meeting due to Shropshire Council not allowing an extension.

Cllr J H Lloyd proposed to object to the application as below which was seconded by Cllr A Woodthorpe.

Baschurch Parish Council wishes to strongly object to the application for the following reasons.

1. Insufficient Information to Support Permission in Principle

The Parish Council considers that insufficient information has been provided to demonstrate that this site is suitable for residential development. Key matters including access arrangements, highway safety, pedestrian connectivity, drainage, street lighting, and the impact on existing infrastructure have not been adequately addressed. Granting Permission in Principle without this supporting detail prevents proper assessment of the site's suitability and risks prejudicing later stages of the planning process.

2. Unsustainable Location and Lack of Local Amenities

The proposed site is located in a rural area with very limited local amenities. Apart from a school, there are no shops, healthcare facilities, employment opportunities, or other essential services within reasonable walking distance. As a result, future residents would be heavily reliant on private vehicles for all daily needs, which conflicts with the principles of sustainable development.

3. Absence of Footpaths and Pedestrian Safety Concerns

There are no footpaths linking the site to Baschurch or surrounding settlements. This presents a significant pedestrian safety concern, particularly for children, older residents, and those with limited mobility. Any pedestrians would be required to use narrow, unlit rural roads, which the Parish Council considers wholly inappropriate for additional development.

4. Poor Public Transport Connectivity

Public transport provision in this area is extremely limited, with a bus service operating only once per day. This level of service does not provide realistic access to employment, services, or facilities and further reinforces reliance on private cars, contrary to sustainable transport objectives.

5. Drainage Issues and Seasonal Flooding

The Parish Council has serious concerns regarding drainage and flood risk. Local roads in the vicinity of the site are known to flood during the winter months, resulting in standing water, reduced road width, and hazardous driving conditions. The application does not include adequate drainage information or proposals to address these issues. There is a clear risk that new development would exacerbate existing flooding problems on the highway and surrounding land.

6. Poor Street Lighting and Highway Safety

The surrounding road network is poorly lit or unlit, which, when combined with narrow roads, seasonal flooding, and the absence of footpaths, creates unsafe conditions for pedestrians and drivers alike. The Parish Council is concerned that additional housing would significantly increase highway safety risks.

7. Cumulative Impact of Development in the Baschurch Area

Baschurch and the surrounding area have already experienced considerable levels of development. The Parish Council believes that further housing should be directed to locations with adequate infrastructure, services, and transport links, rather than to isolated sites that increase pressure on existing facilities without delivering clear community benefits.

- e) 26/01128/TCA- To fell one damson tree within Prescott Conservation Area at Laburnum Cottage, Prescott Road, Prescott, Baschurch, Shrewsbury Shropshire. (PC- no objection forwarded to SC)

- f) 26/01230/FUL- Erection of one dwelling with associated garage at land adjacent to Porch Cottage, Weston Lullingfields. Baschurch Shrewsbury, Shropshire.

Baschurch Parish Council has considered this application for the erection of one dwelling with associated garage on land adjacent to Porch Cottage, Weston Lullingfields, and Cllr N Bardsley proposed to object to the application with the following comments

Principle of development

Baschurch Parish Council objects in to this development. Weston Lullingfields was a terminus of a branch of the Ellesmere Canal known as the Weston Branch. The canal was originally intended to continue on to Shrewsbury, but was never completed as intended. At Weston Lullingfields the canal company built a wharf, four lime kilns, a public house, stables, a clerk's house and weighing machine. These were opened in 1797 and closed in 1917 when the Weston branch was closed following a breach of the canal.

Impact on local character and landscape

The Parish Council emphasises that this proposed development will be in an area of historical significance, close to buildings which are believed to be listed. Therefore this proposal is out of character with the 'street scene'.

Access and highways

The surrounding road network is narrow, rural, and offers limited passing opportunities. Any detailed or reserved matters submission must demonstrate safe access, appropriate visibility splays, and measures to ensure highway safety. Construction traffic should be carefully managed to avoid damage to verges and minimise disruption to residents.

Residential amenity

The Parish Council expects the scheme to avoid unacceptable overlooking, overshadowing, or loss of privacy for neighbouring properties. Landscaping and boundary treatments will be important in maintaining amenity and reinforcing the rural setting.

Drainage and services

The Parish Council would expect clear evidence that the site can be adequately serviced, particularly regarding foul and surface water drainage, without adverse impact on neighbouring properties or the wider environment. Sustainable drainage and the use of native planting to support biodiversity are strongly encouraged.

Precedent and cumulative impact

While this application relates to a single dwelling, Baschurch Parish Council is mindful of the potential precedent for further development in this part of Weston Lullingfields. Shropshire Council is urged to consider the cumulative impact of incremental development on local character, infrastructure, and rural settlement pattern. It should be noted that the development falls in a historical area with Grade 1 listed lime kilns, which oddly isn't a conversation area.

Conclusion

Baschurch Parish Council objects to this proposal, it seems out of keeping in an historically significant area, of which character should be preserved. The development appears out of proportion with other houses in the vicinity. This was seconded by Cllr J H Lloyd and agreed by all. Shropshire Council to be informed.

- g) 26/01261/FUL- Erection of a dwelling and associated works at The Old Police House, Eyton Lane, Baschurch, Shrewsbury, Shropshire. Councillors discussed the application and Cllr F Purell proposed a neutral response as below:

Baschurch Parish Council have a neutral stance on this application. We appreciate this appears to be a modest amendment to the annex already approved to now create an independent dwelling. Off road provision for two cars has been proposed which will be crucial on a road with a TRO. Now measurements have been provided, but the application does appear to provide rather cramped living space, which we urge Shropshire to look into.

Proposed new build seems to match into the neighbouring property on a road where there's a mix of housing types. Development would need to be carefully managed as to not provide any conflict with safe transit to the two schools which are on the same roads, also being a self-build, we'd recommend restricted building hours as to minimise disturbance to neighbours. Cllr R Thomas seconded the proposal which was agreed by all. Shropshire Council to be informed.

Planning Permission Granted

26/00123/OHL- 33kv Overhead Electricity Distribution Line Rebuild at Weston Road OB, Weston Road, Baschurch, Shropshire.

Appeal Refused.

Appeal Ref: 6002055 Land north of B5067 and adjoining crossroads, Walford Heath, Shrewsbury, Shropshire.

51/2026 HIGHWAYS AND STREET LIGHTING

- a) Temporary Road Closure. B4397 Baschurch to Marton Road between Thursday 16th April to Monday 20th April 2026 between the hours of 09:30am – 4:00pm, excluding weekends for essential carriageway repairs by Shropshire Council.

52/2026 CEMETERY

Cllr J H Lloyd had requested quotes from different tarmac companies and had attended the Cemetery with them but had only received one quote to undertake the tarmac being laid along the driveway to the rear car park of the Cemetery. Councillors discussed the quote and Cllr A Woodthorpe proposed the quote be accepted, Cllr J H Lloyd seconded the proposal All were in agreement.

53/2026 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

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

54/2026 ANY COUNCILLORS REPORTS

There were no new reports at this time.

55/2026 FINANCES

- b) **BACS Payments for Approval** – The following payments totalling £4452.59 (which includes VAT) were to be paid over the month of April These were proposed by Cllr Mrs W Lowdon and seconded by Cllr J H Lloyd and agreed by all.

BACS201	P Birch Contracting Ltd (General Maintenance)	1320.50
BASC201	P. Birch Contracting Ltd (Cemetery)	347.86
BACS202	A Howls Salary-March	1584.40
BACS203	Inland Revenue -March	660.55
BACS204	PG Skips	55.24
BACS205	R Parry Playground Inspections	96.00
BACS206	Highline Electrical	286.04
BACS207	Baschurch V Hall -Meeting 5/3/2026	50.00
BACS208	Information Commissioner	52.00

Resolved: Payment of the BACS were approved.

b) Other items of expenditure for consideration -

There were none.

d) Savings Account -NS&I Baschurch Parish Council Account No 137923300

The Clerk stated she had been in contact with the above Bank to discuss the above account and to enquire for the amount of interest it had accumulated over the past couple of years. She was informed no details could be given to here without details of signatories. These have not been needed over many years as the bank forwarded the amount of interest to her each February. The Clerk stated no signatories were members of the Parish Council at this time. From the telephone conversation with the bank, she was informed the Parish Council needed to appoint new signatories forwarding a copy of the resolution made. The details of the interest accumulated could then be divulged to the Parish Council. It was proposed by Cllr Mrs A P R Budgen and seconded by Mrs W Lowdon that Cllr Mrs C Weller, Cllr N Hancock and Cllr J H Lloyd be signatories. This was agreed by all.

d) Policies & Procedures

Financial Risk Assessment 2025/26

c) The Clerk discussed the Financial Risk Assessment with Councillors and also the Annual Governance Statement for End of Year Accounts 2025/26. The Risk Assessment was proposed by Cllr N Hancocks and seconded by Cllr Mrs W Lowdon and agreed by all present.

56/2026 CORRESPONDENCE

Boreatton Park

An e mail had been received from Ali Duffy informing Councillors of the movements of coaches in near future.

All other correspondence had been dealt with under their items

57/2026 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 10.10pm. The Annual Parish Council Meeting will be held on Monday 11th May 2026 at Baschurch Village Hall.

Signed.....

Dated 11th May 2026