

MINUTES OF THE BASCHURCH PARISH COUNCIL

MEETING HELD ON MONDAY 7th SEPTEMBER 2026 AT BASCHURCH VILLAGE HALL

Present: Councillors A Woodthorpe (Chairman)
R Thomas
N Hancocks
J H Lloyd
R Jones
F Purell
N Bardsley
Mrs A Howls Clerk.

Cllr R Jones Shropshire Council

One member of the public

The Parish Council Meeting commenced at 7.30pm.

117/2026 **Apologies** – Cllrs Mrs P Budgen, Mrs W Lowdon, S Hey, M Feline & Mrs C Weller

118/2026 **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.

119/2026 **COMMUNITY REPORT & PUBLIC QUESTION TIME-**

There were no questions.

120/2026 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report

Prescott Surgery / Perryfield Rd Application

In a statement published on August 24, and following a meeting of Prescott Surgery partners with representatives of the ICB and Shropshire Council, Prescott Surgery has confirmed that they no longer consider a new purpose-built GP surgery as achievable for the foreseeable future, due to insufficient funding being available. The practice is therefore proposing to pursue an alternative solution, consisting of a significant extension to the existing surgery and a new off-site car park, with only a small number of disabled spaces remaining at the surgery itself.

In terms of the proposed development of 155 houses at Perryfield Rd, I believe that this has a significant impact on the scheme's viability, a view I have made clear to the case officer. I have therefore written to the ICB seeking a formal clarification of the situation regarding funding for a new GP surgery site or enhancement of the existing site, and in particular of the ICB's understanding of the current pressures on the surgery as well as those anticipated from increased housing across the surgery's catchment area. A full submission from the ICB is desirable to allow the determination of the application.

CIPFA External Assurance Review

Shropshire Council has received the final assurance review report from the Chartered Institute of Public Finance and Accountancy (CIPFA), undertaken as a condition of the Exceptional Financial Support provided to the authority. The report recognises positive progress made under the current administration, including the appointment of new leadership, the development of a comprehensive Improvement Plan, and a renewed focus on organisational capacity, governance and delivery. CIPFA describes the Improvement Plan as a “very positive step” towards changing the council's culture and notes that the direction being set by the Chief Executive is encouraging.

While acknowledging these improvements, the report also underlines the seriousness of the council's financial challenges and highlights a number of historic factors that contributed to the position inherited by the current administration. These include concerns over previous financial management arrangements, leadership, the delivery of savings programmes and organisational restructuring. Following its review of the council's finances, governance arrangements, capital programme, debt position and service delivery. CIPFA has made 22 recommendations aimed at strengthening financial sustainability, organisational culture and service performance. These recommendations will be taken forward through the existing Improvement Plan and the Financial Sustainability and Recovery Strategy.

Shropshire Council Finances

Shropshire Council's Cabinet will consider a report this week showing early signs of improvement in the council's financial position. The Quarter 1 monitoring report forecasts that the council will finish 2026/27 £2.291 million under budget and that its expected requirement for Exceptional Financial Support from Government has reduced from £121 million to £90 million.

Improved financial monitoring, recovery planning and transformation work are beginning to have an effect. However, significant financial pressures remain, particularly in Children's Services and Adult Social Care, and further difficult decisions will be needed to secure long term financial sustainability.

National Planning Policy Framework Revision Published

The Government published a substantially revised NPPF on 17 August 2026, which took immediate effect. The changes are among the most significant reforms to the planning system for many years and are likely to influence the determination of planning applications across Shropshire.

The new framework gives greater weight to national planning policy and introduces a stronger presumption in favour of sustainable development, particularly within settlements and other sustainable locations. It also places increased emphasis on maintaining up-to-date Local Plans, meaning that in areas where plans are absent or ageing, national policy is likely to play a more significant role in planning decisions.

Other notable changes include new policy support for housing and mixed-use development within walking distance of well-connected railway stations (in Shropshire this is likely to impact only Shifnal and Albrighton), stronger recognition of the importance of domestic food production, and a renewed emphasis on ensuring development is supported by appropriate infrastructure such as roads, schools, healthcare and drainage.

The revised framework also seeks to improve transparency in planning decisions by providing a clearer structure and explanation of how planning balances should be applied. Overall, the changes are expected to increase the influence of national policy on planning decisions in Shropshire, especially while a new Local Plan is being prepared.

121/2026 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JULY 2026

Cllr N Bardsley proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 6th July 2026 This was confirmed as a true and correct record and signed by the Chairman.

122/2026 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JULY 2026 NOT ITEMISED ON THE AGENDA

There were none.

123/2026 MINUTES OF THE ADDITIONAL MEETING OF BASCHURCH PARISH COUNCIL HELD ON WEDNESDAY 26th AUGUST 2026

Cllr N Hancocks proposed and Cllr N Bardsley seconded that the minutes of the additional Parish Council meeting held on Wednesday 26th August 2026 This was confirmed as a true and correct record and signed by the Chairman.

124/2026 MATTERS ARISING FROM THE ADDITIONAL MEETING OF BASCHURCH PARISH COUNCIL HELD ON WEDNESDAY 26th AUGUST 2026

There were none.

125/2026 PLANNING

8.00pm The Chairman handed over the meeting to Cllr F Purell, to deal with planning.

(a) 26/02783/GI- Additional Bay on existing steel portal frame building to store winter forage produced on the holding and associated machinery at Tedsmere House, Weston Road, Baschurch, Shrewsbury, Shropshire.

(b) 26/03099/AG2- Additional Bay on existing steel portal frame building to store winter forage produced on the holding and associated machinery at Tedsmere House, Weston Road, Baschurch, Shrewsbury, Shropshire.

The above applications were discussed but not enough detail was available for the Councillors to give any other than a neutral stance.

(c) 26/03042/PIP- Permission in principle for residential development between 3-5 dwellings at proposed residential development north of Old Woods, Bomere Heath, Shropshire.
The Parish Council discussed the above application and it was proposed by Cllr R Thomas to object to the application as below:

The Parish Council objects to the proposed Permission in Principle development at Old Woods on the grounds that the applicant has not demonstrated that the site represents a genuinely sustainable location for additional residential development.

The Parish Council recognises the need for housing and acknowledges the current housing land supply position referred to within the supporting statement. However, a housing land supply shortfall does not mean that development is appropriate in every location. The suitability and sustainability of the individual site must still be assessed against the development plan and relevant material considerations.

The Parish Council considers that the applicant's assessment gives insufficient weight to the lack of local services, limited transport options and the resulting dependence upon private motor vehicles.

1. Lack of local services

Old Woods is a small rural settlement with very limited local facilities. Residents are required to travel to neighbouring settlements for essential services, including healthcare, education, shopping and other everyday needs.

The applicant accepts that "day-to-day facilities are afforded nearby Bomere Heath or Baschurch". This is significant because it demonstrates that the proposed development would not be located within a settlement providing the range of facilities required to support day-to-day living.

The Parish Council considers that the additional residents generated by the development would place further demand upon already limited local services.

Shropshire Council itself recognises that infrastructure encompasses, amongst other things, roads, schools, health facilities, leisure facilities and transport infrastructure, and that infrastructure requirements need to be considered in relation to new development.

2. Healthcare and GP capacity

The supporting statement makes no adequate assessment of whether existing local healthcare provision has sufficient capacity to accommodate the additional population arising from the proposed development.

This is particularly relevant where the development is being promoted as a sustainable rural location.

The Parish Council requests that the Council establish:

- which GP practices are likely to serve future residents;
- whether those practices have sufficient capacity to accommodate additional patients;
- whether there are existing constraints on GP appointments or practice capacity; and
- what additional healthcare infrastructure, if any, would be required as a consequence of the development.

It would be inappropriate to assume that because a GP surgery exists somewhere within the wider area, adequate healthcare capacity is therefore available.

3. School capacity

The same concern applies to local education provision.

The Parish Council considers that the applicant should identify the schools that would reasonably serve the development and provide evidence regarding their current and anticipated capacity.

Where school places are constrained, additional housing can generate a requirement for further educational provision or infrastructure.

This is particularly important in this case because the absence of local facilities means that journeys to schools are likely to involve private vehicles for a significant proportion of households.

The Parish Council therefore considers that the effect of the development on local school capacity must be properly established before the site can reasonably be regarded as sustainable.

4. The presence of a bus stop does not demonstrate sustainable development

The applicant places considerable reliance upon the 576 bus service and the Romping Cat bus stop, approximately 75 metres from the site.

The Parish Council does not dispute the existence of this service. However, the mere presence of a bus stop does not establish that the site provides a genuine choice of transport modes.

Indeed, the applicant's own statement identifies significant limitations:

- the service operates approximately hourly during weekdays;
- it is less frequent on Saturdays; and
- there is no service on Sundays.

Furthermore, the applicant acknowledges that future residents are likely to remain reliant upon private vehicles.

The Parish Council considers this admission to be important. It demonstrates that the proposed development cannot realistically be regarded as a location where residents can readily undertake their everyday activities without reliance upon private transport.

5. Lack of varied transport options

The Parish Council considers that the transport assessment is too narrowly focused on the existence of the 576 buses.

A genuinely sustainable location should provide realistic opportunities for residents to walk, cycle or use public transport for a meaningful proportion of their everyday journeys.

At Old Woods, however:

- there are no significant local shops or everyday services;
- healthcare is located elsewhere;
- education is located elsewhere;
- residents need to travel to neighbouring settlements for facilities;
- the bus service has restricted operating periods; and
- there is no Sunday bus service.

Consequently, many journeys will inevitably be undertaken by private car.

The current NPPF places considerable emphasis on sustainable transport and the role transport choices play in creating sustainable places.

6. The comparison with Walford Heath is not persuasive

The applicant seeks to justify the location partly by comparing Old Woods with Walford Heath, which is identified as a Community Cluster.

The Parish Council considers this comparison to be inappropriate.

Walford Heath's designation as a Community Cluster derives from the adopted development plan and its role within the established settlement hierarchy. Old Woods does not have equivalent defined status within the adopted SAM Dev Plan.

The fact that residents of Walford Heath may also travel to nearby settlements for certain services does not establish that an unrelated site at Old Woods is therefore suitable for additional housing.

Each site must be considered on its own planning merits, including its relationship with services, infrastructure, transport and the adopted settlement strategy.

7. Housing land supply does not override site-specific sustainability considerations

The Parish Council acknowledges the applicant's argument concerning Shropshire's housing land supply.

However, the housing land supply position should not be treated as an automatic justification for development at this location.

Even where policies are afforded reduced weight because of housing land supply considerations, the development must still be assessed against the principles of sustainable development and other relevant planning considerations.

The applicant's own evidence indicates that future residents will remain dependent upon private vehicles and will need to travel outside Old Woods for essential services.

The housing land supply position therefore does not resolve the fundamental question of whether this particular site is an appropriate and sustainable location for housing.

8. Infrastructure impact has not been adequately demonstrated

Shropshire Council identifies infrastructure as including schools, health facilities, roads, transport and other community infrastructure, and uses its Place Plans to identify infrastructure requirements and priorities associated with development. ([Shropshire Council](#))

The Parish Council considers that the application has not adequately demonstrated that the infrastructure necessary to support additional residents is available.

In particular, the Council should establish:

1. whether sufficient GP capacity exists;
2. whether sufficient school capacity exists;

3. whether public transport provision is adequate for the likely journeys generated;
4. whether safe walking and cycling connections provide realistic alternatives to car travel;
5. whether additional transport infrastructure would be required; and
6. whether existing local services can accommodate the additional population.

These matters should not simply be deferred to a later technical-details application where they concern the fundamental suitability and sustainability of the location.

9. Conclusion

The Parish Council considers that the supporting statement places disproportionate weight on the existence of a single bus service while understating the fundamental limitations of the location.

The site is not served by the range of everyday facilities required to support a sustainable community. Future residents would need to travel elsewhere for healthcare, education, shopping and other services. The available public transport is limited in frequency and does not operate on Sundays, while the applicant itself acknowledges that residents are likely to remain reliant upon private vehicles.

The Parish Council therefore considers that the proposal would result in additional housing in a location where:

- local services are limited;
- healthcare capacity has not been demonstrated;
- school capacity has not been demonstrated;
- public transport provision is limited;
- there is no genuine seven-day public transport choice; and
- significant reliance upon private motor vehicles would remain necessary.

Accordingly, the Parish Council considers that the applicant has failed to demonstrate that the proposal represents sustainable development or that the site provides an appropriate location for additional housing.

The Parish Council therefore **objects to the granting of Permission in Principle**.

The Council respectfully requests that the application be refused on the basis that the applicant has failed to demonstrate that the site is a suitably sustainable location for residential development and that the additional demand placed upon local services, infrastructure and transport has been adequately addressed.

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

- (d) 26/03014/FUL- Proposed single-storey school building and associated landscaping at The Corbet School, Technology College, Eyton Lane, Baschurch Shrewsbury, Shropshire.

The Parish Council discussed the above application and it was proposed by Cllr N Hancocks to support to the application as below:

The Parish Council is supportive of this application and welcomes the growth of school infrastructure in the area, recognising the benefit that the proposed new building will bring to pupils and the wider community.

The Parish Council notes that permission has been granted for the school to use the football club car park on a temporary basis, to ease parking pressure during the construction period. This is welcomed as a sensible interim measure to reduce disruption to the surrounding area while building work is underway.

However, the Parish Council wishes to draw the Council's attention to an existing issue with surface water on the road outside the school site, which is prone to flooding. While this is not a matter directly covered by the current application, the Parish Council is concerned that the additional hard standing, roofing and landscaping associated with the proposed new building could increase surface water run-off in that direction, potentially

The Parish Council would therefore ask that:

1. The applicant's drainage strategy for the site be reviewed to ensure that surface water run-off is properly attenuated and does not increase flow towards the road outside the school;
2. Shropshire Council, as Local Highway Authority, consider whether the existing drainage/flooding issue on this section of road should be investigated and addressed, given the potential for the development to compound it.

The Parish Council supports the principle of the proposed development but requests that the above drainage and flooding concerns be taken into account as a condition of any approval.

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

- (e) 26/03046/FUL- Erection of agricultural steel frame building for livestock at Oakwood, Fenemere, Baschurch, Shrewsbury, Shropshire.

The Parish Council discussed the above application and it was proposed by Cllr J H Lloyd to support the application

The Parish Council considers that the development is appropriately located in relation to the existing property and surrounding rural area and, subject to the submitted plans and supporting information, does not identify any material planning reason why planning permission should be refused.

In particular, the Parish Council considers that:

- The proposal represents an appropriate form of development within the existing site and is compatible with the character and appearance of the surrounding area.
- The scale and design of the development are considered appropriate to the rural setting.
- The proposal should not result in unacceptable harm to neighbouring residential amenity, subject to appropriate planning conditions where necessary.
- The development would not give rise to unacceptable highway or access impacts, subject to the requirements of the Highway Authority.
- Appropriate consideration should be given to drainage, landscaping, ecology and any existing trees or hedgerows, with suitable conditions imposed where necessary.
- The proposal should use materials and finishes that are sympathetic to the existing dwelling and the surrounding rural character.

The Parish Council therefore **supports the application and recommends that planning permission be granted**, subject to the normal assessment by Shropshire Council and the imposition of any appropriate planning conditions or other requirements considered necessary by the Local Planning Authority.

The Parish Council would ask that any conditions relating to materials, landscaping, drainage, ecology, highway matters and protection of neighbouring residential amenity are appropriately worded and secured as part of any permission.

This was seconded by Cllr N Bardsley and agreed by all. Shropshire Council to be informed.

- (f) 26/03085/FUL- Convert existing detached garage into a self-contained annexe at 4 Mereside, Eyton, Baschurch, Shrewsbury, Shropshire.

The Parish Council discussed the above application and it was proposed by Cllr JH Lloyd

to give a neutral response as below.

The Parish Council would ask the Planning Authority to give particular consideration to the following matters:

- **Local impact:** The conversion should remain proportionate to the existing property and should not result in an unacceptable impact on the character or appearance of the surrounding area, or on the residential amenity of neighbouring properties.
- **Environment:** The works should have minimal impact on the existing site and surrounding environment. The Council notes that the proposal involves the reuse of an existing detached garage and does not appear to require the removal of trees or hedges.
- **Drainage:** The Planning Authority should be satisfied that the proposed accommodation has adequate foul and surface-water drainage arrangements. In particular, the conversion should not result in additional surface-water runoff or create drainage problems for neighbouring properties or the surrounding area.
- **Residential use:** As the proposal would create self-contained accommodation, the Council considers it appropriate that the Authority establishes that the proposed use and associated facilities are suitable for the site and do not give rise to unacceptable additional impacts, including parking or access issues.

This was seconded by Cllr N Bardsley and agreed by all. Shropshire Council to be informed

- (g) 26/03064/OUT- Outline application for two dwellings to include means of access at Proposed residential development land to the south of Walford Heath, Shrewsbury, Shropshire.

The Parish Council discussed the above application and it was proposed by Cllr N Bardsley to give a neutral response as below.

The Parish Council would ask the Local Planning Authority to give particular consideration to the following matters:

- **Drainage:** The site is identified as agricultural land and the proposal includes two dwellings. The Parish Council considers it important that the proposed drainage arrangements are fully assessed to ensure that surface water and foul drainage can be adequately accommodated without increasing the risk of flooding, waterlogging or drainage problems on neighbouring land or the surrounding highway network. Any proposed sustainable drainage measures should be appropriately designed, maintained and secured through suitable planning conditions where necessary.
- **Infill development:** The Parish Council recognises that the proposal represents development of an infill site. It would ask the Local Planning Authority to ensure that the development constitutes appropriate infill development and is compatible with the established pattern, character and appearance of the surrounding settlement.
- **Site levels and ground conditions:** Given the nature of the site and its previous agricultural use, consideration should be given to existing and proposed ground levels, including any requirement for imported fill or raising of the site. The Parish Council would wish to ensure that any filling or raising of the land does not adversely affect drainage, neighbouring properties or the surrounding land.
- **Reserved matters:** As this is an outline application, the Parish Council would expect detailed matters including layout, scale, appearance, landscaping, access and drainage to be carefully considered at the reserved matters stage.

Conclusion:

The Parish Council has agreed a neutral response, but requests that particular attention is given to drainage, site levels and the implications of developing the site as infill land, with appropriate safeguards incorporated into any permission granted.

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

Planning Permission – Granted

26/02503/FUL- Single storey garage extension to rear, conversion of existing garage into a habitable area at Pipers Grove, Weston Lullingfields, Shrewsbury, Shropshire,

Any planning applications received since 27th August 2026 or any other planning Issues.

There were none.

126/2026 HIGHWAYS AND STREET LIGHTING

Temporary Road Closure. Weston Road, Weston Lullingfields between Saturday 5th September to Sunday 6th September 2026 for Air valve Rebuild Chamber by Severn Trent Water.

Temporary Road Closure. Weston Road, Weston Lullingfields between Monday 27th July 2026, and Tuesday 28th July 2026 for Air valve Rebuild Chamber by Severn Trent Water.

Amended Temporary Road Closure- B4397 Station Road, Baschurch, from 24th August 2026 until 3rd September 2026 re Capital Resurfacing Scheme by Shropshire Council.

Temporary Road Closure. Road from Walford Heath to Leaton between Monday 14th September 2026, and Tuesday 15th September 2026 to rectify defect by Cadent Gas .

127/2026 CEMETERY

Cllr J H Lloyd stated that a directional sign had been placed outside the cemetery gates but the gates seem to be left open more than closed. He asked if it would be possible to put a reminder in the Baschurch Newsletter. The gate posts needed attention and he had arranged for Paul Birch to put new gate post in.

128/2026 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Clerk stated that the fence around the perimeter had been made secure and work would start soon on the new playground.

129/2026 RESIGNATION OF PARISH COUNCILLOR

The Clerk reported Cllr Mrs G Tomlins had resigned from the Parish Council after several years. The Chairman thanked her for her work over these years and stated that she had been a very valuable member of the Council especially dealing with Rights of Way issues. The Clerk stated she would inform with Shropshire Council who would advertise the vacancy

130/2026 ROAD CLOSURE- REMEMBRANCE SUNDAY PARADE

The Clerk stated she had applied to Shropshire Council for a road closure for Sunday 8th November 2026.

131/2026 NEIGHBOURHOOD PLANNING

The Chairman had spoken to the Chairman of the Neighbourhood Planning Group and a meeting was to be arranged for a date in late September.

132/2026 ANY COUNCILLORS REPORTS

There was none.

133/2026 FINANCES

- a) BACS Payments for Approval – The following payments totalling £11,087.65 (which includes VAT) were to be paid over the month of August/September. These were proposed by Cllr F Purell and seconded by Cllr N Bardsley and agreed by all.

BACS237	Baschurch Village Hall- Hire of Room	50.00
BACS238	P Birch Contracting Ltd (General Maintenance)	1320.50
BACS238	P. Birch Contracting Ltd (Cemetery)	347.86
BACS239	A Howls Salary-July	1584.40
BASC240	Inland Revenue -July	660.55
BACS241	PG Skips	75.30
BACS242	R Parry Playground Inspections	96.00
BACS243	M Feline - Projector	410.00
BACS244	Scottish Power -VG Electricity	239.27
BACS245	Wild Trout Trust	63.00
BACS246	P Birch Contracting Ltd (General Maintenance)	1320.50
BACS246	P. Birch Contracting Ltd (Cemetery)	347.86
BACS247	A Howls Salary-August	1584.40
BASC248	Inland Revenue -August	660.55
BACS249	PG Skips	60.24
BACS250	R Parry Playground Inspections	96.00
BACS251	Weston V Hall-Hire of Room- 24/8/2026 & 6/7/2026	86.25
BACS252	Donation Baschurch Playground Trust -Insurance	1,939.97
BACS253	P Birch Contracting Ltd (Signs erected in Baschurch)	145.00

Resolved: Payment of the BACS were approved.

- b) Other items of expenditure for consideration – None
- c) Bank Signatories- The Clerk stated she needed some more signatories for the bank account.

134/2026 CORRESPONDENCEBoreatton Park

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

135/2026 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 8.55pm. The next Regular Parish Council Meeting will be held on Monday 5th October 2026 at Weston Lullingfields Village Hall.

Signed.....

Dated 5th October 2026