MEETING HELD ON MONDAY 5th OCTOBER 2026
AT WESTON LULLINGFIELDS VILLAGE HALL

Present: Councillors A Woodthorpe (Chairman)
R Thomas
N Hancocks
Mrs P Budgen
R Jones
F Purell
N Bardsley
Mrs W Lowdon
Mrs C Weller
Mrs A Howls Clerk.

Cllr R Jones Shropshire Council

Four members of the public

The Parish Council Meeting commenced at .8.00pm.

140/2026 **Apologies** – Cllrs, S Hey, M Feline & J H Lloyd

141/2026 **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.

142/2026 **COMMUNITY REPORT & PUBLIC QUESTION TIME-**

There were no questions.

143/2026 **REPORT FROM SHROPSHIRE COUNCIL**

Cllr Jones gave the following report

Perryfield Rd Planning Application: 26/01060/OUT
There have been several significant updates in recent weeks relating to the Perryfield Road planning application for up to 155 homes. These include the applicant's response to the revised NPPF, a further submission from the ICB setting out its position on the need to expand local GP provision, and substantial revisions to the application itself. The original proposal to provide land and support for a new GP surgery has now been replaced with an offer of land reserved for healthcare-related uses. This materially changes the application's infrastructure offer and, as a result, Shropshire Council is carrying out a further consultation on the revised proposal.

Recent Meetings
Over the last month I have attended a number of meetings and events, including:
- A local screening of the People's Emergency Briefing;
- Briefings and preparations for the forthcoming LTP public consultation;
- A public meeting on Highways in Baschurch;
- Full Council at the Guildhall;
- SP Energy Networks briefing on winter preparations and resilience;
- A briefing on Adult Social Care finance;
- Rural Services Network conference session on rural transport;

Local Plan Update
The Council has taken the first formal step to begin the preparation of a new Local Plan under the Government's revised plan-making system. "Gateway 1" has now been completed, this is a self-assessment of its readiness to prepare a new plan and marks the official start of a 30-month plan preparation period.

This follows the summer consultation on the Local Plan scoping document, which attracted more than 800 responses from residents, parish councils, businesses and other organisations. These responses are currently being reviewed and will help inform the next stage of work alongside supporting evidence. Parish councils and residents will have further opportunities to engage as the plan progresses through its various consultation stages.

New National Scheme of Delegation
From 31st October, new Government rules will change the way planning applications are referred to planning committees across England. One of the most significant changes is that an objection or a request from a ward councillor, town council or parish council will no longer automatically provide a route for an application to be considered by a planning committee. Instead, applications will need to meet a nationally prescribed gateway test.

Residents, councillors and parish councils will still be able to support, object to or comment on planning applications and material planning considerations such as highways, flooding, heritage, ecology, landscape, residential amenity and planning policy will continue to be considered.

Shropshire Council already operates an agenda-setting process to determine which applications should go before committee and this will be developed into the new formal gateway process.

144/2026 MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th SEPTEMBER 2026

Cllr N Bardsley proposed and Cllr R Thomas seconded that the minutes of the Parish Council meeting held on Monday 7th September 2026 This was confirmed as a true and correct record and signed by the Chairman.

145/2026 MATTERS ARISING FROM THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th SEPTEMBER 2026 NOT ITEMISED ON THE AGENDA

There were none.

146/2026 MINUTES OF THE ADDITIONAL MEETING OF BASCHURCH PARISH COUNCIL HELD ON WEDNESDAY 9th SEPTEMBER 2026

Cllr N Hancocks proposed and Cllr N Bardsley seconded that the minutes of the additional Parish Council meeting held on Wednesday 9th September 2026 This was confirmed as a true and correct record and signed by the Chairman.

147/2026 MATTERS ARISING FROM THE ADDITIONAL MEETING OF BASCHURCH PARISH COUNCIL HELD ON WEDNESDAY 9th SEPTEMBER 2026

There were none.

148/2026 PLANNING

8.15pm The Chairman handed over the meeting to Cllr F Purell, to deal with planning.

(a) 26/03294/FUL- Two storey extension at Tedsmere House, Weston Road Baschurch, Shrewsbury, Shropshire.

Baschurch Parish Council considered this application at its meeting and Cllr F Purell proposed to support the application as below:
Baschurch Parish Council considers that the proposed two storey extension is a well-designed addition to Tedsmere House. The contemporary glazed gable is clearly distinguishable from the original building, which allows the traditional brickwork, window surrounds and chimneys of the existing house to remain the dominant features. Baschurch Parish Council regards this as a sympathetic approach that respects the character of the property while allowing it to be adapted for modern family living.
The extension is located to the side of the house and is not considered to harm the street scene on Weston Road. Baschurch Parish Council does not consider that it will cause unacceptable harm to the amenity of neighbouring properties, and it notes that the site is large enough to accommodate the development comfortably.
Baschurch Parish Council asks that, if the Officer is minded to approve, a condition be attached requiring samples of external materials, including the brick, roof finishes and glazing frames, to be approved before work begins, so that the extension sits well with the existing building. Cllr N Bardsley seconded the proposal which was passed.

(b) 26/03601/PIP- Application for permission in principle for the development of between five and six dwellings at proposed development adj Stone House, Walford Heath, Shrewsbury, Shropshire.

Baschurch Parish Council discussed the application and Cllr A Woodthorpe proposed to object to this application for the following reasons.
Unsustainable location and poor accessibility

Walford Heath has limited facilities and no significant employment base. Residents of five or six new dwellings would depend on private vehicles for almost all daily needs, including work, schools, healthcare and shopping. This conflicts with the planning principle that development should be directed to locations with good access to jobs and services by sustainable modes of transport.
This concern is supported by a recent appeal decision at Weston Lullingfields (26/03446/REF). The Planning Inspector dismissed that appeal because poor access to everyday services by sustainable modes of transport harmed the social and environmental dimensions of sustainable development. The Inspector gave this harm significant weight and concluded that the presumption in favour of sustainable development did not apply. The Parish Council asks that the same reasoning be applied here.

Lack of infrastructure and services
The application gives no clear indication of how drainage, water supply, electricity or safe highway access would be provided. The area is already under pressure from existing demands. Without supporting infrastructure, the proposal is unsustainable and inappropriate for a rural location.

Overdevelopment and settlement character
Walford Heath is a small settlement. Up to six new dwellings would be disproportionate in scale and would harm its rural character. Approval would also set a precedent for further speculative development, and could be cited in support of similar applications nearby.

No demonstrated housing need
The application provides no evidence of a local housing need specific to Walford Heath, nor of how it aligns with strategic housing policies. Other nearby developments have already contributed to housing supply, and further growth here is not warranted.

Conclusion
Baschurch Parish Council considers the site unsuitable in principle for residential development and asks that the application be refused. If the Planning Authority is minded to approve the application, the Parish Council requests that appropriate measures be secured as part of the development, at the developer's expense, to mitigate the anticipated impact of the proposal and provide appropriate local infrastructure improvements. In particular, the Parish Council requests consideration of the following:

- **Traffic Speed and Highway Safety:** Consideration should be given to extending the existing 40mph speed restriction and reducing the speed limit to 30mph along the relevant section of the highway. This is considered appropriate in light of the proposed increase in residential development, pedestrian movements and vehicular activity, including traffic entering and exiting the highway from both the proposed and existing housing.
- **Bus Stop and Public Transport Infrastructure:** The existing bus stop should be upgraded to provide improved facilities for users. This should include consideration of a suitable passenger shelter and, where practicable, the provision of a dedicated bus lay-by. Such improvements would help to improve passenger safety, reduce potential obstruction to through traffic and encourage the use of public transport.

- **Resident and Visitor Parking:** Appropriate provision should be made for resident and visitor parking within the development. This should be sufficient to accommodate the anticipated level of vehicle ownership and demand, thereby minimising the potential for additional on-street parking and associated highway safety or access issues within the surrounding area.

Cllr N Hancock seconded the proposal and all were in agreement. Shropshire Council to be informed.

(b) 26/03672/PIP- Application for Permission in principle for erection of 2-3 dwellings at Proposed residential development land to the west of Weston Lullingfields, Shropshire.

Baschurch Parish Council discussed the application and Cllr N Bardsley strongly objected to this application and urged Shropshire Council to refuse Permission in Principle. The Parish Council has commented on previous proposals for development in this area and its concerns remain unchanged. The proposal is unsustainable, poorly located and contrary to the principles of responsible rural planning.

1. Principle of Development and Sustainability
The site lies outside the settled form of Weston Lullingfields and represents an encroachment into open countryside. Permission in Principle establishes the acceptability of land use, location and amount of development, so these matters must be tested rigorously at this stage. The Parish Council considers that the site fails that test. The scale and nature of the proposal are inconsistent with the character and capacity of the village, which lacks the infrastructure to support further residential expansion. The proposal is therefore contrary to Shropshire Council's adopted development plan policies (including Core Strategy Policies CS4, CS5 and CS6 and SAMDev Policies MD2 and MD7a) and to the sustainable development objectives of the National Planning Policy Framework (NPPF). Officers are asked to confirm the policy position against the current adopted plan.

2. Infrastructure and Access to Services
Weston Lullingfields has limited access to essential services, including public transport. Future occupants would be heavily reliant on private vehicles for day-to-day needs such as shopping, education, healthcare and employment. Additional housing would place undue pressure on already stretched local resources.

3. Highway Safety
The local road network is narrow and unsuitable for increased traffic volumes. Additional vehicle movements would raise real concerns about highway safety and congestion, to the detriment of existing road users, pedestrians, cyclists and horse riders. The Parish Council also considers that the parking provision is inadequate for the size of dwellings likely to be proposed. Insufficient on-site parking would lead to on-street parking on narrow roads, compounding the safety and congestion problems.

4. Environmental and Landscape Impact
The development would result in the loss of greenfield land, adversely affecting the rural character and visual amenity of the area. No clear ecological assessment has been provided to demonstrate how biodiversity will be protected or enhanced. In the absence of this information, the Parish Council does not consider that the impact on protected species, habitats and wider biodiversity can be properly assessed. This is contrary to the duties and policies on biodiversity set out in the NPPF and the adopted development plan.

5. Community Concerns
The Parish Council is aware of strong local opposition to this proposal, reflecting widespread concern about overdevelopment and the erosion of village identity. The application lacks meaningful community engagement and fails to address the needs or wishes of local residents.

6. Previous Appeal
It should also be noted that another application was refused, and this went to appeal which was also refused Ref. 26/03446/REF for similar reasons for our objections. To grant this would go against the precedent already set in the area by the Secretary of state.

Conclusion
For the reasons above, Baschurch Parish Council considers the proposal to be unsustainable development in an unsuitable location, with unacceptable impacts on highway safety, landscape character and biodiversity, and with insufficient infrastructure capacity to support it. The application should be re-submitted as there are several inaccuracies and references to the wrong local landmarks. The Parish Council strongly objects and respectfully requests that Shropshire Council **refuse** this application.
Cllr A Woodthorpe seconded the proposal and all were in agreement. Shropshire Council to be informed.

9.00pm Cllr Mrs W Lowdon proposed standing orders be suspended which was seconded by Cllr N Hancocks. Members of the public put forward their concerns.

9.15pm Cllr N Hancocks proposed standing orders be re-instated. This was seconded by Cllr N Bardsley.

Amendment 26/01060/OUT- Outline application with all matters reserved save for access for the construction of up to 155 dwellings land reserved for healthcare-related uses, landscaping, public open space, drainage and other related infrastructure at land south of Corwen House, Prescott Road, Prescott, Baschurch, Shropshire. Councillors discussed the amendments to the application and Cllr N Bardsley proposed to still strongly object to the application.

Baschurch Parish Council has considered the amended description of development and the correspondence between Shropshire Council and the applicant's agent (Marrons) of 16, 17 and 28 September 2026. The Parish Council maintains its strong objection to this application. The amendment does not address any of the concerns in our earlier response, and in several respects, it weakens the case for the development.

1. The amendment dilutes the healthcare offer

The application was originally presented as including land for a new GP surgery. The correspondence shows that the ICB has moved away from the option of a new practice. In response, the applicant has replaced the specific healthcare offer with the generic wording "land reserved for healthcare-related uses".

The Parish Council is concerned that this:

- Removes any clear commitment to deliver a GP facility, or any facility that would meet the needs the development creates in which this application was entirely based around.
- Is wide enough to cover uses that do not mitigate the pressure on primary care, resulting in more people using A & E due to long wait times putting further pressures on the NHS care facilities
- Reserves land without any commitment to use it, so reservation alone is not mitigation.

The Parish Council's earlier response explained that an offer of land alone does not mitigate the impact of 155 dwellings. That concern is now stronger.

2. No evidence of funding or delivery

Our earlier response pointed out that no evidence had been provided that funding is secured for construction, infrastructure, fees or ongoing costs. Nothing in the amendment or the correspondence addresses this. There is still no information on:

- Who would fund and build any facility.
- When the land would be transferred, to whom, and on what terms.
- What would happen to the land if the ICB does not take it forward, including whether it could revert to residential use.
- Any trigger linking occupation of dwellings to delivery of healthcare provision.
- Who would maintain the car park and the ongoing traversal from the parking to the GP surgery including obstacles relating to the weather.

Without a secured, enforceable mechanism, the healthcare element of the description should be given no weight as a benefit of the scheme.

3. The existing surgery remains the real constraint

The Patient Group for Prescott Surgery has evidenced that the practice is at or near safe working limits, with constraints on clinical capacity, consulting space, administration and patient parking. The ICB's move away from a new practice makes expansion or reconfiguration of the existing surgery the likely route, but no detail has been given. The Parish Council has seen no costed, deliverable proposal for how the existing practice would absorb the additional patients from up to 155 dwellings. The Patient Group's view that even a development half the size would put detrimental pressure on the Practice is unchanged. The proposed car park relies on the current surgery expanding, and with no submitted plans for extensions or time scale for such plans, the car park becomes redundant, making the development even more redundant.

4. Highways, access and the unpublished technical note

Access is the one matter not reserved, so the Council is being asked to approve it in full. The applicant's agent has said that a transport technical note is being prepared in connection with the healthcare proposals. The Parish Council has not seen it. Our earlier concerns remain, including:

- Congestion and safety on Station Road, the B5067 junctions and Perryfield Road.
- Traffic through Yeaton.
- The cumulative effect of residential traffic and any healthcare-related use.
- Will people actually use the car park or continue to park outside the surgery regardless of a TRO (double yellow lines) and who will enforce this
- Air Quality and Environmental Health: Given the anticipated increase in vehicular movements within the surrounding area, together with increased pedestrian footfall associated with journeys to and from the proposed parking provision, the potential impacts on local air quality and environmental health should be appropriately assessed. Consideration should be given to the potential for increased exposure of pedestrians and local residents to vehicle emissions, both in the short and longer term. The Parish Council would therefore request that the cumulative impact of the development on air quality is fully considered, particularly in the context of the increasing implementation of Clean Air measures and the need to ensure that development does not adversely affect the health and wellbeing of existing or future residents and pedestrians.

  Any healthcare-related use would generate additional trips and parking demand. The effect of leaving its nature undefined cannot be properly assessed.

5. Earlier grounds of objection stand

The amendment does not change the Parish Council's objections on:

- Conflict with the adopted Local Plan (including CS6, CS17 and MD2), the emerging Local Plan and the NPPF.
- The disproportionate scale of 155 dwellings in a rural service centre, on a site not allocated in SAMDev or the emerging Local Plan.
- Landscape and visual harm, including the LVIA's own acknowledgement of adverse effects and of views from the Prescott Conservation Area.
- Surface water flooding and inadequate drainage detail.
- The cumulative effect of recent development in Baschurch.

6. Requests to Shropshire Council

The Parish Council requests that:

1. The application is re-consulted in full on the amended description, and that the ICB's updated response of 16 September and the applicant's transport technical note are published on the planning file, with time for the Parish Council and the Patient Group to comment.
2. Officers obtain written confirmation from the ICB of what healthcare provision it will accept, where, with what funding, and by when.
3. The applicant is required to explain what "healthcare-related uses" means and to assess its highways, parking and access impacts.
4. The application is refused for the reasons in our earlier response and above.

   Without prejudice to our objection, if Shropshire Council is minded to approve, the Parish Council asks that any permission be subject to a legally binding planning obligation. It should secure a proportionate financial contribution towards primary care capacity, transfer of any healthcare land at nil cost with a clear delivery timetable, and phasing that ties dwelling occupation to delivery of healthcare infrastructure.

Conclusion
The amended description makes the healthcare element less certain and less deliverable than before, and leaves the underlying harms unaddressed. Baschurch Parish Council continues to object and urges Shropshire Council to refuse planning permission. This was seconded by Cllr F Purell and agreed by all. Shropshire Council to be informed.

Planning Permission – Granted
26/03042/PIP- Permission in principle for residential development of between 3 to 5 dwellings at Proposed Residential Development North Of, Old Woods, Bomere Heath, Shropshire.

Any planning applications or planning issues received since 27th September 2026

There were none.

149/2026 HIGHWAYS AND STREET LIGHTING

Temporary Road Closure. Fenemere Lane, Baschurch between Tuesday 24th November to Thursday 26th November 2026 for Water mains repairs by Severn Trent Water.

Temporary Road Closure. Eyton Road/Church Road Baschurch between 10am and 11.30am on Sunday 8th November 2026 for Remembrance Sunday Parade.

150/2026 CEMETERY

There was nothing to report.

151/2026 BADGERS WAY PLAY /WHEATLANDS PLAY AREA

The Clerk stated there was a meeting arranged for the following Wednesday for a meeting with both contractors to determine a starting date.

152/2026 PARISH COUNCIL VACANCY

The Clerk reported that the vacancy had been advertised by Shropshire Council and no request had been made to hold an election therefore the Parish Council are able to co-opt a member at the next Parish Council Meeting.

153/2026 ROAD CLOSURE- REMEMBRANCE SUNDAY PARADE

The road closure had been accepted by Shropshire Council.

154/2026 NEIGHBOURHOOD PLANNING

The Chairman of the Neighbourhood Planning Group was arranging a meeting with the consultants to see where we needed to progress. He would then arrange a meeting of the main group.

155/2026 ANY COUNCILLORS REPORTS

There was none.

156/2026 FINANCES

a) BACS Payments for Approval – The following payments totalling £8196.73 (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.

BACS 254	N Hancocks-Speed visor Batteries	116.26
BACS255	Scottish Power (V Green Electric)	73.90
BACS256	PFK Accountants -External Auditor	504.00
BACS257	P Birch Contracting Ltd (General Maintenance)	1320.50
BACS257	P. Birch Contracting Ltd (Cemetery)	347.86
BACS258	A Howls Salary-September	1910.80
BASC259	Inland Revenue -September	803.35
BACS260	PG Skips	75.30
BACS261	R Parry Playground Inspections	96.00
BACS262	Weston V Hall-Hire of Room- 29/9/2026 NH Planning	26.25
BACS263	Baschurch Village Hall – Hire of Room	80.00
BACS264	Fencetree- Perimeter fence Badgers Way	2541.55
BACS265	S Hey Village Hall signs	300.96

Resolved: Payment of the BACS were approved.

b) Other **items of expenditure for consideration** – None

c) External Audit 2025/26

Annual Accounts -The Clerk stated that the Annual Audit had now been completed and returned to the Council from the External Auditors and was all in order.

The Notice of Public Rights and publication of Unaudited Annual Governance and Accountability Return for accounts for year ending 31st March 2026 was announced on Tuesday 2nd June 2026. The notice of conclusion of Audit and Annual Governance and Accountability return for year ending 31st March 2025 was announced on 26th September 2026. These were announced on the Noticeboard in the Village and on the Parish Council web site.

157/2026 CORRESPONDENCE

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

158/2026 DATE OF NEXT MEETING

There were no items of other business and the meeting closed at 10.05pm. The next Regular Parish Council Meeting will be held on Monday 2nd November 2026 at Baschurch Village Hall.

Signed.....
Dated 2nd November 2026