

2025-Jan.a.

BICTON PARISH COUNCIL

Chairman Elliott Blackmore

MINUTES (Draft until signed) of meeting 2025-Jan. 14th January 2025, 7.30pm in Bicton village hall.

PRESENT:

Parish Cllrs: Richard Brett, Elliott Blackmore, Sally Maddox, Sue Llewellyn, Mandie Lee, Rod Warren, Paul Quartermaine, Deirdre Grennan, Wendy Horan, SC Cllr. Lezley Picton, SC Cllr Ed Potter, Parish clerk-Peter Anderson and 8 parishioners. Simon Hodgetts of 'Cornovii'.

NEIGHBOURHOOD ALERT, REPORT. There is a newsletter from the PCC and also a policing consultation.

OPEN FORUM Simon Hodgetts of Cornovii Developments ltd explained 5.3 below. There was a detailed on-screen presentation (emailed to BPC and available on request.) There will be bungalows, 20% affordable homes, air-source heat pumps, solar panels, electric car charging ports, and the units will be larger than average. There will be a bio-diversity net gain. The homes will be of various designs. There will be 3 swales and 3 underground water storage tanks. A market rate was paid for the land; the details are confidential. The sewage system is considered to be adequate. The size of the driveways is to national standards. Parking spaces are 2 per unit. The application is expected to go to planning committee in April and selling will commence in spring 2026 with the aim of selling one unit per month. There may, or may not be pile-driving.

Peter Bostok commented. Shepherd's Lane is narrow and is without a footway. The projected 77 children will overwhelm the local school and doctors. Welshpool Road footway is narrow. The extra traffic will over-burden Welshpool Road. There is a 3 storey house that will over-look the windows of an existing Shepherd's Lane house.

Martin Cooper commented. The extra traffic will cause problems on Shepherd's lane especially as there is no footway and the junction with Welshpool Road is not good. What about the construction traffic? If house driveways drain on to Shepherd's Lane it will cause problems. What about the dust of construction?

Mike Gardener had questions; the answers were-The development will be in two phases. Some houses will be accessed off Shepherd's Lane. The development is a David Wilson/Barrat/Cornovii partnership. There will be a 106 agreement made when permission is granted. There will be an electricity sub-station on site.

Cllr Blackmore commented about the drainage which will end up in Bicton Brook and add to the cumulative effect with other SWSUE developments.

Cllr Maddox commented about the air quality for the 50 or 60 houses that will be close to the NWRR.

Cllr Warren pointed out that the Bicton housing survey found that there were 2.6 cars per unit.

Zander who lives on Preston Montford Lane was concerned about speeding vehicles. Unfortunately the lane does not meet the requirements for a speed limit.

Stuart Leighton reported dangerous driving at the exit from the school. He suggested that there should be a stop sign. A road safety reminder should be announced at the end of term meeting but every week parents are told but they ignore it.

SC Cllr Picton sent a written report. It is in the minute book and has been forwarded to BPC Cllrs.

0. **DECLARATIONS OF INTEREST** Cllr Llewellyn 6.5, Tom is her son. Cllr Lee 5.3, she lives on Shepherd's Lane.

1. **APOLOGIES** for ABSENCE were received and accepted, from: NOTED
2. **VERIFY DRAFT MINUTES**, 2024-Dec, dated 10/12/24. Accepted and signed.

3. **MATTERS ARISING**

- 3.1 Cllr Llewellyn has reported the narrow turning lanes on the Welshpool Road in to Calcott Lane but has had no response.
- 3.2 The small gate from the school on to the road would need engineering works to improve the safety.
- 3.3 The 'Dog-Poo' posters have been collected and will be put up.
- 3.4 The Slow signs on the surface of Isle Lane have worn away. Cllr Llewellyn will report this to SC.

4. **PARISH MATTERS**

- 4.1 Lengthsman, report and instructions Standing Agenda Item
- 4.2 Parish footpaths, Standing Agenda Item The paths are not too bad. Chapel Hill path is not marked. Cllr Blackmore will speak to Pat Price.
- 4.3 Bicton Place Plan, Standing Agenda Item
- 4.4 Crowd-fund Shropshire - Green Spaces and Active Travel Fund. Advice on cycle-ways. The clerk will enquire about this advice.
- 4.5 Bicton Pool, maintenance plan. The flooding on the Severnway was caused by the sheer volume of rain; the outlet pipe from Bicton Pool is flowing and the pool is now dry. The initial part of the

maintenance (and in order to start the claim for adverse possession) is to define and mark the boundary. Tom Llewellyn has quoted £750 to put in a post and wire fence. BPC accepts this quote because it is “de-minimus” and there is no need for more quotes. Cllr Llewellyn declared an interest and withdrew from the decision.

5 PLANNING

5.1 24/04313/FUL 37 The Oval. Front porch extension and solid roof to conservatory

SC Decision: Grant Permission. Noted.

5.2 Reconsultation due to Amendment on application 21/00924/EIA - Street Record

-246-246 Proposal: North West Relief Road scheme. comprising - construction of 6.9km single carriageway (7.3m wide) road. This is a technicality about the emissions the road will cause. These emissions will be much higher than the original estimates. BPC decided to not comment as there are now 7,400 documents to wade through.

5.3 24/04563/FUL Residential Development Land To The North Of, Welshpool Road, Bicton Heath,

283 Class C3 dwellings, means of access, landscaping, public open space and associated infrastructure

Applicant: Cornovii Developments Limited (3 Brindley Place, Birmingham, B1 2JB) BPC decided to

object. The acoustic modelling is wrong. Water will run on to Shepherd’s Lane from the houses facing it.

A two and a half storey house will look in to the windows of an existing house. Access directly on to

Shepherd’s Lane will increase the traffic congestion and danger because there are no footways. The corner

of Shepherd’s Lane/Welshpool Road is a dangerous exit. The drainage should not go in to Oxon Pool

because that will ultimately go in to Bicton Brook. Footways on the Welshpool Road are too narrow.

6. OFFICIAL MATTERS

6.1 Monthly Audit of Accounts and financial report. Deposit acc. £62,088.17 Current acc. £20,196.22. Noted.

6.2 Muriel’s Little Wood, Safety Report, *Standing Agenda Item*. Bicton Brook, downstream from the wood needs digging out. Rod collected wood in to a heap but it was spread about again. There is a rope swing. There is a trench full of leaves which could be a trip hazard. There is a substantial ramp made from pallets. It is muddy. Cllr Llewellyn will prepare a notice warning against such activities. BPC is seriously considering forbidding access to the wood. The clerk will write this up for the newsletter.

6.3 Vas, speed Indicator devices, a progress report. SC has promised the posts for February.

6.4 To set the 25/26 BPC budget and precept. Many thanks to Cllr Quartermaine for his detailed work in preparing the budget. BPC voted to keep the precept the same as last year £14,746. Cllr Warren wishes his dissent to be recorded, he proposed that the precept should be £11,950 and a £1,000 should be shaved off the budget.

6.5 To accept the quote of £5,800 from Tom Llewellyn for improvements to Grange Bank footway. This quote is accepted. Other quotes were sought but every contractor was too busy to even quote. Tom can do the job before the spring growth. It would be ideal to put up “shuttering” to hold the soil back but this can be done at a later date. Cllr Llewellyn declared an interest and withdrew from the decision.

7 PARISH ACCOUNTS for payment

7.1 JW & PM Edwards, hedge and verge cutting. £52.50

7.2 Payment of the above account, agreed.

8. EXTERNAL ITEMS

8.1 Severn Trent is offering environmental grants. Cllr Llewellyn will investigate.

9. **EXTRA INFORMATION** Any *Additional Information* not specified on the agenda.

9.1 The defibrillator has been checked

10. **NEXT MEETING** due to be held on Tuesday 11th February 2025. at 7.30pm in Bicton Village Hall.

MEETING CLOSED 10.16 pm.
2025-Jan b