

# BICTON PARISH COUNCIL

Meeting held on 9<sup>th</sup> September 2025. 7.30pm Bicton Village Hall

## MINUTES

**PRESENT:** Parish Cllrs: Elliott Blackmore (Chairman), Richard Brett, Sue Llewellyn, Mandie Lee, Wendy Horan, Steve Griffin, Edward Swain,

SC Cllr Ed Potter; Parish Clerk-Maxine Baker and 18 parishioners

**Neighbourhood Alert – NONE**

**Open Forum** - A resident reported contacting their local MP about speeding, but no action has followed. Councillor Ed Potter suggested the Parish Council request a police speed van via the Safer Roads Partnership for Holyhead Road and Calcott Lane. He added that lowering the speed limit would cost around £7,000 for orders, notices, and signage, requiring both Police and Council approval. Cllr Llewellyn noted the Parish Council would likely need to fund this due to Shropshire Council's current finances.

Another resident brought up the issue of dog fouling on the village Hall playing fields and asked for improved signage as well as the Dog Warden notified.

A representative from Halls spoke on behalf of the applicant for Planning Application 25/02946/OUT. The site was selected by Shropshire Council for inclusion in the proposed Local Plan, with access as the remaining issue. With the Local Plan withdrawn, Shropshire Council must now follow the new National Planning Framework, requiring an increase in local housing. Three formal objections have been submitted; the application is within building boundaries, and, if approved, would move the 30mph speed limit sign. The Chairman questioned the adequacy and accountability for the proposed drainage system, noting concerns that residents could be left with unresolved issues. The Halls representative stated a drainage engineer would oversee the soakaway.

Other residents present raised additional concerns about the existing flooding and the potential for the development to worsen these problems as well as egress on to the highway from the proposed development.

**Report from S.C. Ed Potter:** Following up on the previous meeting— **Dog Fouling:** Providing dates and times of incidents can help identify behavioural patterns for the dog warden's attendance.

**Speeding:** VAS data indicates that in Bicton, the presence of devices is not reducing vehicle speeds as observed in other parts of Shropshire. This may be due to characteristics of the road, such as its width and straightness.

1. **Apologies for Absence** were received and accepted from Cllr Maddox,
2. **Declarations of Interest** – Cllrs Blackmore, Brett & Llewellyn in item 8.1 - a pecuniary interest was declared.
3. **Minutes dated 12<sup>th</sup> August 2025** were approved and signed as a true record.
4. **Matters arising:**
  - i. **Lengthmans** – The Chairman wished thanks to be recorded to the Prices for the ditch work recently undertaken.

- ii. **Parish Footpath** – The Chairman encourages local residents to volunteer to assess the condition of parish footpaths and report any concerns to the Parish Council.
- iii. **Play Park - Lease Agreement** – consideration was given for approval for Bicton Parish Council entering into a lease agreement with Bicton Village Hall Management Committee on the land designated as the Play Park – a draft lease had been circulated prior to the meeting.  
The Chair & Secretary of the Village Hall advised that the Village Hall Management Committee do not have the funds and are not generating enough funds to carry out the expensive repairs required. They also advised that works are also required on the Multi Use games arena. The Village Hall Management Committee would be supportive if the Parish Council leased from them the play area and the Multi Use Games for a nominal rent. **RESOLVED** for the Parish Council to enter into a lease agreement for the Village Park and the Multi Use Games Arena for a period not exceeding 10 years at a nominal rent of a £1.00. Under the lease agreement, Bicton Parish Council would be responsible for maintaining the Playground, Multi Use Games Arena, and the surrounding fences during the agreed term.
  - 1. **Play Park – New Equipment** – Quotes for new equipment and gates were considered. The Chairman reported that a contractor found the current equipment structurally sound, needing only repairs. Cllr Llewellyn suggested replacing it due to age, but others preferred making repairs to allow time for fundraising. A vote was taken for approval of repairs at a cost of £7,000.00.  
**A vote was taken: For 6; Against 0; Abstention 1 - RESOLVED** approval.
- iv. **Parish Council Survey** –consideration was given for a council response to the circulated survey. **RESOLVED** for Councillors to email their suggested responses to the Clerk, who would collate and respond to the survey on the Councils behalf.
- v. **Shropshire Best Kept Village Competition & Awards Evening** – the meeting was advised that Bicton Parish has been shortlisted. **Matter of report.** The meeting wished to record their thanks to Cllr Maddox for her efforts.
- vi. **New Parish Council Laptop** – **RESOLVED** approval for the interim Clerk to purchase a replacement laptop, with a budget of up to £500.00.

## 5. Parish Matters

- i. **Offer of Support for the Community of Bicton** – **RESOLVED** for the Clerk to ask if the Holyhead Road Gospel Hall Trust would trim back their tree from the VAS and help litter pick and clean village signs.
- ii. **Bicton Pool** – consideration was given to:
  - Bicton Parish Council applying for ownership – **RESOLVED** approval.
  - The digging out of silt at a cost of £1,000.00 - **RESOLVED** approval.
- iii. **Steam Rally** –the meeting was advised that event organisers are working with Shropshire Council to find solutions.

## 6. Planning Decisions & Planning Applications

- i. To note planning decisions made since the last meeting: - none.
- ii. Consideration was given to planning application:

**Reference: 25/02946/OUT**

Address: Proposed Residential Development Land to the North of, Holyhead Road, Bicton, Shrewsbury, Shropshire

Proposal: Outline application for residential development to include access

**RESOLVED** objection on the following grounds:

- Flooding and Drainage Infrastructure: The Parish Council is concerned about inadequate drainage for surface and foul water in this area, which has a history of flooding. There is not

enough evidence that the new development would not worsen this issue. Developers must provide effective, enforceable drainage solutions before any development proceeds.

- Highway Safety and Site Egress: Exiting the proposed site onto Holyhead Road poses safety risks due to consistently high vehicle speeds, as indicated by VAS data. Lowering the speed limit alone will not address these dangers.
- The Parish Council requests that, if approved, a condition requires re-engineering the road layout with traffic calming measures to slow vehicles and improve safety, rather than only moving speed signage.
- While recognising the housing need, the Council urges that approval depends on robust conditions addressing drainage and road safety.

iii. To consider late applications:

**Reference: 24/04563/FUL**

Address: Proposed Residential Development Land To The North Of, Welshpool Road, Bicton Heath

Proposal: Erection of 283 Class C3 dwellings, means of access, landscaping, public open space and associated infrastructure. – Defer for Review at the meeting to be held 14<sup>th</sup> October 2025

**RESOLVED** to defer consideration until the next meeting.

## 7. Reports

- i. Muriels Little Wood; Safety Report - no issues raised.
- ii. VAS – Speed indicator Devices, Progress report was received.
- iii. Clerks Report was received and noted.

## 8. Financial Reports

- i. **RESOLVED** approval to the following list of payments:

Tom LLewellyn	£750.00	Erecting new boundary fencing on Field Side of Bicton Pool
Cllr Mr E Blackmore	£200.00	Reimbursement Garden Voucher (P Anderson's Retirement Gift)
Richard Brett	£120.00	Website maintenance - Quarter

- ii. The Clerk reported that the bank reconciliation is delayed, pending receipt of the council's savings account statement.

## 9. Extra Information - none.

## 10. Date of the next meeting - to note that the next meeting shall be held on October 14th, 7.30 pm at Bicton Village Hall

*Meeting closed at 20.59*