

BICTON PARISH COUNCIL

Meeting held on 9th December 2025. 7.30pm Bicton Village Hall

MINUTES (DRAFT)

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

SC Cllr Ed Potter; Interim Parish Clerk-Maxine Baker and 8 parishioners

Neighbourhood Alert – there was no report received this evening.

[The Chairman allowed Councillor Potter to give his report before the Open Forum as Councillor Ed Potters report would be pertinent to the planning applications on this evening's agenda].

Report from S.C. Ed Potter – Cllr Ed Potter advised that Police & Crime Commissioner is to conduct a budget consultation; the expenditure savings required by Shropshire Council has not been met. Councillor Potter went on to advise the meeting that he had met with the Planning Department and is happy to report that all applications pertaining to Bicton will be dealt with by one Planning Officer, in order that a more holistic approach to all the recent applications can be made.

Open Forum - A resident advised the meeting that the recent fly tipping he reported is on Highways Agency land but is worried that unless the Highways Agency secures the track entrance it might attract dumping on an industrial size. Other residents raised concerns regarding the two planning applications on the agenda this evening and stated that nothing had altered since similar applications were turned down on appeal a few years ago. The current planning applications do not meet the Housing Need Survey conducted in 2019. Concerns were also raised on errors within the Environment Assessments submitted with the applications.

A representative from Bicton Village Hall advised that the Village Hall Management Committee wishes to extend the Village Hall car park and would like the Parish Council to assist, as it is becoming more and more difficult to accommodate vehicles when events are taking place. “We are encouraging people to use the hall but are not able to provide adequate parking, there is also a problem of water pooling at the corner of the car park”. A representative from Bicton Bowling Club advised that with the success of the Bowling green this has put pressure on available parking, and visitors to the Village Hall and Bowling club are having to park in the Oval making it difficult for residents. The waste bins could be relocated by the hedge, and the car park could be extended by 10-15 extra spaces.

A representative from Halls provided the meeting with background context to planning application 25/04181/OUT. The Halls representative advised that they had received favourable overtures from Shropshire Council, and as Shropshire Council cannot meet its five-year housing requirement the Sand Dev policy is withdrawn. The representative encouraged the meeting to put forward Bicton's amenities requirements which will help shape the development.

A representative from Parry's advised the meeting that there were no objections received from Highways and that the residential scheme will provide local amenities.

The Chairman expressed concerns about vehicles parking along the roadway, which compel other cars to use the incorrect side when turning into the road—a significant issue, which will be exacerbated during the construction phases of the proposed planning applications. The Halls representative responded that, as part of the Construction Management Plan, establishing an on-site loading area could be included as a

planning condition. Councillors also raised concerns regarding increased traffic; houses being closer to the school; Shropshire Council classifying Bicton as a development hub which councillors feel is outdated as there are limited employment opportunities within Bicton.

1. **Apologies for Absence** - none
2. **Declarations of Interest** – Cllr Sue Llewellyn a pecuniary interest in item 4.2.
3. **Verify draft Minutes dated 11th November 2025** – the minutes were approved and signed as a true record.
4. **Matters arising**
 - I. **Length Mans** – no issues to report.
 - II. **. Gov.Uk – Website**—details and costings of moving the council's website to a provider of a .gov.uk compliant website was received and considered. It was **RESOLVED** approval for the Parish Council to commission a .gov.uk website as Bicton Parish Council.gov.uk with the provider Hugo Fox.
 - III. **Standing Orders** - the circulated Draft NALC's Model Standing Orders with revisions shown in red was considered. It was **RESOLVED** that the circulated model standing orders with revisions shown in red be approved and adopted.
- IV. **Village Hall**
 - a. Play Area Repairs - an update on the repairs was **received and noted**.
 - b. Car Park – a review of the possibility of expanding the Village Hall car park and whether the Parish Council wishes to in principle to offer financial support using CIL funds was considered. Councillors felt that if the project went ahead a sub- committee should be established and that a professional architect be commissioned to provide a design and materials plan and statement. It was **RESOLVED** that, in principle, financial support may be provided to the Village Hall using CIL funds, subject to the submission and review of a comprehensive project plan before any final commitment of funds is made.

5. **Parish Matters.**
 - i. **Bicton Pool** – The meeting advised that a revetment is required to stop the soil from blocking the drain and holes to be cut in the ring outlet. It was **RESOLVED** approval for Tom Llewellyn to carry out the works.
 - ii. **Defibrillator**- nothing to report.
 - iii. **Budget/Precept 2026/27** - the presented draft budget was considered. It was **RESOLVED** that a 2.5% increase to last year's precept and that a precept requirement for 2026/27 is made to Shropshire Council of £15,250.00 (Fifteen Thousand Two Hundred and fifty pounds).
 - iv. **Meeting Calendar for 2026** the calendar of meeting dates for 2026 was **received and noted**.

6. **Planning Decisions & Planning Applications**
 - i. To note planning decisions made since the last meeting:
25/02946/OUT, Land To The North of Holyhead Road Bicton – Pending consideration
 - ii. To consider and agree responses to planning applications:
Reference: 25/04181/OUT Address: Land To The West Off Bicton Lane Bicton
Proposal: Outline application for residential development and associated infrastructure and accompanying works (to include access).
It was **Resolved** that the Parish Council would object on the following grounds: Cumulative impact of proposed developments will change the feel of the open countryside and Bicton Village; highway safety; sustainability. However, if Shropshire Council is mindful to approve then consideration is given to the introduction of yellow lines from the Holyhead Road junction to school entrance. down to the 30mph sign; a puffin crossing; separate Swails so surface

water does not run into the brook; a 50% extension to the school carpark; a buffer at the back of the school, limitation of light pollution.

Reference 25/04420/OUT Address: Land Off Bicton Lane, Bicton

Proposal: Outline application for the erection of up to 31 dwellings (to include access)

It was **Resolved** that the Parish Council would object on the following grounds: highway safety; flood risk & drainage issues; loss of countryside and a detrimental effect to the local history of Bicton; inadequacies in the existing infrastructures; loss of biodiversity; impact of cumulative development. However, if Shropshire Council is mindful to approve then consideration is given to extending the 30 MPH the entire length of Bicton Lane, to lower the housing density and no three storey buildings.

7. Reports

- i. Muriel's Little Wood; Safety Report – no issues to report.
- ii. VAS – Speed indicator Devices, Progress report was **received and noted**.
- iii. Clerks Report was **received and noted**.

8. Financial Reports

[Cllr Llewellyn took no part in the discussion or decision of item 8 i].

- i. **RESOLVED** to approve the list of payments and note any income received:

Maxine Baker	£332.96	Wages – November
Tom Llewellyn	£330.00	Repair to signage at the Oval, Calcott Lane plus installation of rivetment at Bicton Pool

- ii. **RESOLVED** to approve the latest reconciliation of banking statements dated 30th November 2025.

9. **Extra Information** – Cllr Sally Maddox advised that she has planted spring bulbs and that the bus stop Oswestry side is mossy it needs clearing - could the lengths man be asked. Cllr Llewellyn informed the meeting that a resident had picked a full black bag of litter, she has passed on the thanks of the Parish council to the resident.

10. **Date of the next meeting** - to note that the next meeting shall be held on January 13th, 7.30 pm at Bicton Village Hall