

## **MINUTES of the Ruyton XI Towns Parish Council meeting held at Victoria Rooms, Ruyton XI Towns on Tuesday 1<sup>st</sup> September 2026 at 7.00 pm.**

**Present:** Cllrs Trevor Allison, Tamarin Bibow, Kerry Coldwell, Paul Dean, Mervyn Eyles, Nick Kynaston, Anne Mitchell (Chairman), Rachel Paton.

**In attendance:** Mrs M Baker, Parish Clerk; Shropshire Councillor Robert Jones. There were no members of the public.

**46/26 Welcome by the Chairman** – a welcome was given by the Chairman.

**47/26 Apologies**

Apologies were received and noted from Councillors Luke Penton and Rob Hamlet.

**48/26 Declarations of Interest and Requests for Dispensation**

N Kynaston – planning application 26/02966/FUL- a non-pecuniary interest - known to the applicant.

**49/26 Public Session**

None

**50/26 Minutes of the meeting held 7<sup>th</sup> July & 5<sup>th</sup> August 2026**

It was **RESOLVED** to accept the minutes as a true record of the meeting held on 7<sup>th</sup> July & 5<sup>th</sup> August 2026 and these were approved and signed.

**51/26 Reports**

Council to consider and note any reports received:

i. County Councillor Representative - [Appendix A](#)

Members discussed the current position regarding the application. Cllr Mervyn Eyles noted that no highway plan had been submitted and expressed concern that the proposal might be approved “on the nod” due to the Planning Inspectorate’s comments in the recent appeal decision.

Cllr Rob Jones reported that he had spoken with the Case Officer. He advised that while the application could potentially be approved subject to conditions relating to the build-out and speed limit, the absence of any submitted highway documents may provide reasonable grounds for refusal, particularly in light of the Inspectorate’s comments. Cllr Jones confirmed that he had already met with the Case Officer to ensure the application is examined thoroughly. Cllr Jones further advised that, should the application be granted without appropriate limitations, it could be called in. Cllr Jones added that he would seek to arrange a further meeting with the Case Officer if additional documents are submitted.

ii. SNT Police Report - [Appendix B.](#)

**RESOLVED** that the Chairman Cllr Anne Mitchell, will draft a letter regarding parked cars restricting vehicles traversing the road.

iii. Clerk’s Report – [Appendix C](#)

## 52/26 Parish Matters

- i. **New Village Hall Working Group** –Cllr Coldwell provided an update following the working party meeting held on 20 August 2026. Members were advised of the outcomes of the working party meeting and summarised key points discussed. The results of the questionnaire were also reviewed, and members considered the findings in detail. Cllr Coldwell advised members that the draft two-page summary report of the responses need to be finalised and approved by the working party before circulation.
- ii. **Police & Crime Commissioner – West Mercia – Annual Town and Parish Council Survey** –a letter from the Police and Crime Commissioner John Campion advising this year survey was received and noted. It was **RESOLVED** that authorisation be given to the Clerk & the Chairman to complete the survey on behalf of the council.
- iii. **Mirror on Church Street – Members considered a request from Cllr Bibow for the replacement of the missing mirror on Church Street.** Cllr Mervyn Eyles raised concerns regarding replacing the mirror, noting that such mirrors are the responsibility of Highways and any decision on a mirror's suitability should be made by Highways following their safety assessment.  
Members acknowledged wider safety concerns at this blind corner and agreed that Highways should determine whether a mirror or additional signage is required. Cllr Jones confirmed he could raise the matter with Highways. It was agreed that the issue be reported via Fix My Street, and Cllr Bibow undertook to submit the report. Councillors also highlighted that the ongoing streetlight outage nearby posed a more immediate safety risk. It was **RESOLVED** that the mirror should be replaced by Highways, not the Parish Council and that the Clerk will write a firm letter to Scottish Power requesting urgent repair of the non-working streetlight.
- iv. **NHS – A Marathon a month initiative** - Cllr Allison reported that he had seen an initial press release by the NHS but no further details have been issued. The scheme encourages participants to walk a marathon over the course of a month (approximately 1.6 miles per day), ideally using a simple circular route suitable for all abilities. Cllr Allison advised that he would not progress the matter until more information is available from the NHS. **RESOLVED:** To defer the item until further details from the NHS are issued.
- v. **Brownhills – Trees left hand side by VAS sign** – consideration was given to what, if any, action should be taken regarding overhanging branches obstructing the pavement. It was **RESOLVED** to defer the matter until the November meeting, due to a change in ownership of the property concerned.
- vi. **Policies & Procedures** - a copy of the Policy Schedule Review list was circulated. It was **RESOLVED** that the Finance & Governance Working Party would meet towards the end of September to review the policies due for review.
  - i. **SLCC agreed wage band increased for 2026/2027** of 3.3%. It was **RESOLVED** approval to an increase to the clerks wage in line with SLCC by the agreed 3.3% for 2026/27.
  - ii. **Wildflower Meadow** – the meeting was advised that Mr Shearan was ok for the wildflower meadow to be discontinued. It was **RESOLVED** to bring back to October's meeting.
  - iii. **Asset Inspection Schedule** - the update was received and noted. Cllr Kynaston advised that he would send an email to the clerk regarding his inspections of assets.
  - iv. **Bridge Field** –gate catch repair – Cllr Kynaston advised that he had purchased the spring and will try to complete its installation.
  - v. **Parish Council Action List** –consideration was given to the circulated latest working document. It was **RESOLVED** that Cllrs Coldwell & Mitchell will liaise with the Clerk for the most suitable delivery address.

## 53/26 Financial Reports

- i. It was **RESOLVED** to approve the latest reconciliation of banking statements dated 31<sup>st</sup> August 2026 - [Appendix D](#)

- ii. It was **RESOLVED** to approve the schedule of payments dated 1<sup>st</sup> September 2026 and note receipts:

**Payments:**

| Ent Date:  | Inv No | Payment Method | Description of Payment                  | Amount           | VAT Amount     |
|------------|--------|----------------|-----------------------------------------|------------------|----------------|
| 10/07/2026 | 28     | BP             | RLT Auditing                            | 203.96           |                |
| 15/07/2026 | 29     | DD             | TESCO MOBILE                            | 10.60            | 1.77           |
| 24/07/2026 | 30     | DD             | Shropshire Council                      | 589.25           | 98.21          |
| 28/07/2026 | 31     | DD             | HUGO FOX                                | 35.99            | 6.00           |
| 31/07/2026 | 32     | DD             | Unity Bank                              | 7.00             |                |
| 07/08/2026 | 33     | BP             | M Baker - reimbursement DocsZoo surveys | 64.40            |                |
| 07/08/2026 | 34     | BP             | Flowerscape                             | 248.00           |                |
| 07/08/2026 | 35     | BP             | D E Peate                               | 1012.75          |                |
| 07/08/2026 | 36     | BP             | M Baker (July Wages - 4)                | 905.67           |                |
| 07/08/2026 | 37     | DD             | HMRC (Tax & N.I. - 4)                   | 348.00           |                |
| 17/08/2026 | 38     | DD             | Nest (Pension - 4)                      | 82.78            |                |
|            | 39     | BP             | M Baker - Reimbursement Microsoft       | 84.99            | 14.16          |
| 20/08/2026 | 40     | DD             | Tesco Mobile                            | 10.60            | 1.77           |
| 20/08/2026 | 41     | BP             | Village Hall (Sponsorship Show)         | 475.00           |                |
| 28/08/2026 | 42     | DD             | HUGO FOX                                | 35.99            | 6.00           |
| 31/08/2026 | 43     | DD             | Unity Bank                              | 7.00             |                |
| 01/09/2026 | 44     | BP             | M Baker (Wages August - 5)              | 837.66           |                |
| 01/09/2026 | 45     | DD             | HMRC (Tax & N.I. - 5)                   | 304.82           |                |
| 01/09/2026 | 46     | DD             | Nest (Pension - 5)                      | 75.58            |                |
|            |        |                |                                         |                  |                |
|            |        |                |                                         |                  |                |
|            |        |                |                                         | <b>£5,340.04</b> | <b>£105.98</b> |

**Receipts:**

| Ent Date   |                       | Amount        |
|------------|-----------------------|---------------|
| 31/08/2026 | Nationwide - Interest | 39.20         |
|            |                       | <b>£39.20</b> |

**Income**

£  
b/f 35,085.23  
£39.20  
**£35,124.43**

**Expenditure**

b/f **£10,969.21**  
£5,340.04  
**£16,309.25**

**54/26 Planning Decisions and Applications**

- i. To note planning decisions:  
 26/02894/FUL Address: Woodstock Wykey Ruyton Xi Towns - **Pending Consideration**  
 26/02623/FUL Address: Woodstock Wykey Ruyton Xi Towns- **Pending Consideration**  
 26/02812/OUT Address: Proposed Residential Development Land North Of Olden Lane Ruyton Xi Towns – **Pending Consideration**  
 26/01758/AG1 Address: Hall Farm, Church Street, Ruyton Xi Town – **Prior approval not required**  
 26/03481/REF Address: Proposed Residential Development Land North Of Olden Lane Ruyton Xi Towns - **Appeal Dismissed**

- ii. To consider and agree responses to planning applications:

[26/02966/FUL](#) Address: Workshop/Showroom Leamans Garage Church Street Ruyton Xi Towns  
Proposed: Change of use from vehicle workshop/showroom to a Class E commercial property  
**RESOLVED** no comments to be submitted.

**55/26 Future agenda items:** Remembrance Sunday; Christmas 2026.

**56/26 Date of the next meeting**

To note that the next meeting shall be held on October 6th, 7pm at the Victoria Rooms.

[20.34 meeting closed]

**Cllr Robert Jones**

Shropshire Councillor for Ruyton and Baschurch  
07913377617 / [robert.jones@shropshire.gov.uk](mailto:robert.jones@shropshire.gov.uk)

**Report to Ruyton XI Towns Parish Council: September 2026****Olden Lane Planning Application**

Following submission of the latest application relating to the Sandpit site off Olden Lane, I have requested it be determined by the Northern Planning Committee. I have also supported a resident's request for information regarding the ownership of a strip of land between the highway and the boundary of the site, and officers have confirmed that the Council owns the land. However, the records currently available, including electronic Land Registry documents, do not provide sufficient detail to determine responsibility for boundary structures or establish precise boundary measurements. A non-electronic conveyance dating from 1957 has been identified, and a paper copy has been requested from the Land Registry to help clarify the position.

I have also briefly met the case officer to discuss this application. I raised my concerns about the site and the impact on road safety, either from the site access or from the proposed mitigation measures. I also discussed the Inspector's report and the reasons for dismissing the previous appeal, including issues relating to the absence of a Section 106 mechanism to secure Colemere mitigation measures.

**Prescott Surgery / Perryfield Rd Application**

Following a meeting of Prescott Surgery partners with representatives of the ICB and Shropshire Council, I have written to the ICB seeking a 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 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 required to allow the determination of the application for 155 houses in Prescott, Baschurch.

**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.

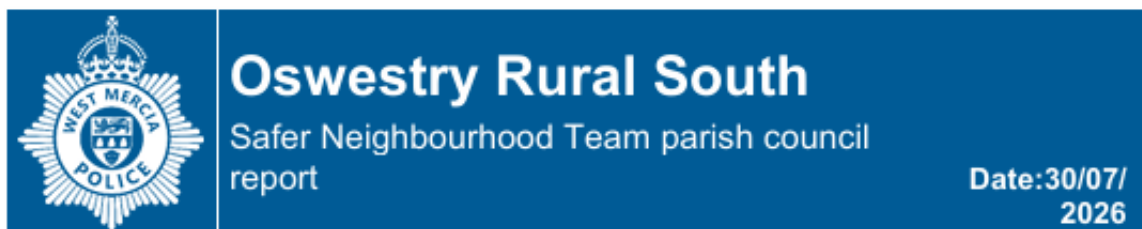
### **National Planning Policy Framework Revision Published**

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.



### Oswestry Rural South

**Team email:** oswestryrs.snt@westmercia.police.uk

**Police Community Support Officers:**

PC Wright **Mobile:** 07977 957689

PCSO Carroll **Mobile:** 07970 544372

PCSO Mabe **Mobile:** 07870 219669

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### Parish – Ruyton XI Towns

#### Community priorities:

1. Speeding
2. County Lines
3. Rural Theft

#### Priority 1.

There have been no reports of speeding through the village.

However,

A colleague requested that we go through the village due to residents taking it upon themselves to stop lorries travelling through the village because the straight at Rednal was closed for re-surfacing.

**THIS WILL NOT HAPPEN AGAIN.**

The lorries and company were given specific authority to travel that route by Shropshire County Council to get to and from ABP.

If a vehicle is legally on the road the public have no legal right to impede its progress.

If anyone would like to inform us of who that person / persons were we would like to know so we can give them words of advice regarding their conduct.

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**Priority 2.**

Nothing to report on.

**Priority 3.**

Nothing to report on.

**Emerging trends - Requests for information - other.**

A report of a bone being found in a garden was evaluated by our CSI team.  
It was not human.

We recommend that the council look at [www.police.uk](http://www.police.uk) for a fuller picture of incidents reported.

Clerks Report 1<sup>st</sup> September 2026

**The Cross** – Shropshire Council on Friday 21<sup>st</sup> August finally discharged conditions number 2 – Method Statement and condition number 3 reinstatement timescales: 26/02516/DIS. This had taken longer than anticipated despite the planners being chased by the contractor, however now these conditions have been discharged from a planning perspective, the contractors are now free to undertake the works. I have asked for a timeline for works to commence and an estimate completion date. A copy of the proposed road diversion is also included over leaf. This will be displayed once the contractor says it is ok to display – I have asked they provide us with as much advanced notice as possible. The contractor was also notified that the Parish Council agreed to forward purchase the stone block as agreed at the Extra Ordinary Meeting held in August.

**Basnett Minton Trust** – Mervyn has been emailing the Church Administrator they need to spend some time going through the paperwork to understand the process and exactly what details need to change and on which platforms.

As regards the status it's a fund that has not been used over the last couple of years and there is approx. £7K in the account.

**Village Hall - Summer Show:** the grant has been paid; £30.00 book voucher has been bought, Anne has obtained the Parish Council's Sponsorship Trophy.

**Archive** – I have received the details on how the documents should be presented, I am working through everything to get them as they require them – this is more time consuming than I anticipated however but I am hopeful that I will be able to deliver them by mid-September – however we are still trying to sort the wildlife slides on how best that are deposited.

**NJC - Pay Settlement** – 2026/27 pay settlement is a 3.3% pay rise

**Wildflower Meadow** - he has no issues with this at all, but asked if we had contacted the others that were involved.

# **RUYTON XI TOWNS PARISH COUNCIL COMBINED ACCOUNTS RECONCILIATION**

|                                              |                    |                   |                  |                   |
|----------------------------------------------|--------------------|-------------------|------------------|-------------------|
| <b>Item:</b>                                 |                    |                   | <b>Date:</b>     | 31/08/2026        |
|                                              | <b>Unity Trust</b> | <b>Nationwide</b> |                  |                   |
| <b>Opening Balance</b>                       | 100,295.24         | 15,851.18         |                  | 116,146.42        |
| <b>Receipts (excl. TFRs)</b>                 | 35,027.85          | 96.58             | 35,124.43        |                   |
| <b>Payments (excl. TFRs)</b>                 | 15,091.19          | 0.00              | 15,091.19        |                   |
|                                              |                    |                   | <u>20,033.24</u> |                   |
| <b>Cashbook balance</b>                      |                    |                   |                  | 116,146.42        |
|                                              |                    |                   |                  | <u>20,033.24</u>  |
|                                              |                    |                   |                  | <b>136,179.66</b> |
| <b>Transfers between accounts</b>            | 0.00               | 0.00              |                  |                   |
| <b>Bank statement balance</b>                |                    |                   |                  |                   |
| (Open bal. plus rec., plus                   |                    |                   |                  |                   |
| TFR, less cleared pmts)                      | - £120,579.90      | 15,947.76         |                  |                   |
| (Plus uncleared receipts)                    | 0.00               | 0.00              |                  |                   |
| (Less uncleared pmts)                        | 348.00             | 0.00              |                  |                   |
| <b>Reconciled balances</b>                   | <u>120,231.90</u>  | <u>15,947.76</u>  |                  |                   |
|                                              |                    |                   |                  | 120,231.90        |
|                                              |                    |                   |                  | <u>15,947.76</u>  |
| <b>Combined reconciled balance</b>           |                    |                   |                  | <b>136,179.66</b> |
|                                              |                    |                   | Variance         | 0.00              |
| Meeting date: 1st September 2026             |                    |                   |                  |                   |
| Confirmed as reconciled by Councillor: ..... |                    |                   |                  |                   |
| Prepared by Parish Clerk/RFO                 |                    |                   |                  |                   |



