



HIGHLEY PARISH COUNCIL

Minutes of the Highley Parish Council Planning Committee Meeting held in the HPC office of The Severn Centre on Tuesday 30th September 2025 at 6.30pm

Present: Cllrs T. Pinches (Chair), P. Vinall, D. Thakrar, H Hancox.

Clerk: Alison Palmer

Members of public: Mrs and Mrs D, Mr and Mrs H, Mr E and Mr DH.

01. Apologies for Absence: Cllrs. A. Edwards, T. Quinn.

It was **PROPOSED to ACCEPT** these apologies.

02. Declarations of Interest

There were no declarations of interest.

03. Parishioners Question Time

Residents of Cockshutt Lane nominated Mrs H to speak regarding application reference **25/03482/REM** with main points of concern being the development now appearing to be two x two-storey properties and no longer being a self-build project. They suggested that reversing the layout could be more appropriate, so that the elevation faces away from their properties, to mitigate concerns about overlooking. Mr DH also raised concerns about use of the unadopted road already in disrepair and potentially receiving large deliveries from heavy goods vehicles leading to blocking of access. Mrs D shared photos of the ecology and noted that trees were removed prior to the original application submission, and concerns for possible removal of the Beech tree would leave the area very open.

04. Minutes

The minutes of the meeting of Highley Parish Council held on **Tuesday 26th August 2025** were **APPROVED** as a true and accurate record.

05. Members are requested to make comment on the following applications:

(plus, any further applications that are received following publication of this agenda)

25/03482/REM Approval of Reserved Matters (access, appearance, landscaping, layout and scale) Proposed Residential Development Land east of Cockshutt Lane, Highley. Mr Tom Davies - The Planning Committee **OBJECT** to this application because the principal development recommended two self-build modest single storey dwellings. The landscaping

is poor and requires further detail, and it would be useful to understand the BNG uplift. Also, the construction management plan is missing some fundamental details.

25/02914/FUL erection of two storey extensions. Wrens Nest Cottage, Netherton Road, Mr & Mrs Gary Powis. - The Planning Committee **SUPPORT** this application.

06. Comments are invited regarding the Pre-Application Planning protocol for developers.

Legal comments were noted for inclusion, such as a statement clarifying that Highley Parish Council's judgement is not final, and the addition of a legal disclaimer to ensure appropriate protection. The item will be brought back next month for final approval following these amendments.

07. To consider and discuss any anticipated developments relating to the planning application for the Castle site's proposed conversion to a House in Multiple Occupation (HMO).

We are unable to respond to license changes and as this is not a planning consideration, it was not discussed further.

08. Exclusion of the Public – Public Bodies (Admission to Meetings) Act 1960 In accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960

An update on local planning breaches was shared by the Chair.

09. Next Meeting Date.

28th October

signed

dated

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