



HIGHLEY PARISH COUNCIL

Minutes of the Highley Parish Council Planning Committee Meeting held in the HPC office of The Severn Centre on Tuesday 28th October 2025 at 6.30pm

Present: Cllrs T. Pinches (Chair), P. Vinall, D. Thakrar, S. Bunn.

Clerk: Alison Palmer

Members of public: Mrs and Mrs D, Mrs H, Mrs R.

01. Apologies for Absence: Cllrs. A. Edwards, T. Quinn, H. Hancox.
It was **RESOLVED to ACCEPT** these apologies.

02. Declarations of Interest
There were no declarations made.

03. Public Participation

Mrs H raised concerns about traffic obstructing access to her bungalow, loss of privacy due to overlooking from taller buildings, and the impact on her sensitive home-based telephony work.

Mrs R highlighted safety issues at the junction caused by blocked visibility, increased traffic, position of reduction of speed limit signage, and insufficient signage related to the junctions.

04. Minutes

It was **RESOLVED to ACCEPT** the minutes from **Tuesday 30th September 2025** as a true record.

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

25/03811/TCA Reduce crown height by 30-50% of 1 no pine within conservation area. Wits End, main Road, Highley.

It was **RESOLVED to SUPPORT** this application.

In accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, s.1(2), and pursuant to Standing Order 10a, Councillors **RESOLVED** to temporarily suspend standing orders to allow for a confidential discussion regarding the application. Members of the public were asked to leave the room for the duration of this item.

Following the conclusion of the discussion, standing orders were duly reinstated, and members of the public were invited to return to hear the Council's decision.

25/03806/FUL Erection of 2 dwellings and associated landscaping. Cockshutt Lane, Highley. Mr T Davies.

It was **RESOLVED to OBJECT** to the application on the grounds that the properties should remain modest, single-storey self-build bungalows as approved in the outline application. Members expressed concern that the applicant does not intend to occupy the dwellings, thereby undermining the principle of self-build.

25/03777/FUL Erection of four detached bungalows, creation of vehicular access, on-site road and parking areas. Land rear of Beechcroft, Vicarage Lane. Highley. West beech Group.

It was **RESOLVED to OBJECT** due to excessive traffic and over development of the site, insufficient access of vehicular traffic, ingress and exit onto a very narrow country lane with poor visibility and complete lack of signage and lighting.

For information only (no applications submitted)

25/03649/SCR EIA screening opinion requested regarding outline application for up to 350 dwellings along with associated works. Land at Netherton Lane, Highley.

Clarification from Shropshire Council/Lynn Parker was requested by members.

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

It was **RESOLVED to APPROVE** this document for future use.

07. Review the template for housing needs survey – any suggestions for feedback to Craig Bethell following meeting. (template shared separately)

Councillors reviewed the draft questionnaire for the Highley Housing Needs Survey and discussed the potential benefits of conducting the survey. Feedback and proposed timelines were provided to the Housing Enabler as part of the Council's formal response.

08. Any Planning breaches to report and action to be required.

No actions reported.

09. Next Meeting Date: Tuesday 25th November 2025