



HIGHLEY PARISH COUNCIL

PLANNING COMMITTEE MEETING 1/9/2026 at 6pm Severn Centre Library, Highley

Councillors: T. Pinches (Chair) D. Renshaw, S. Bunn, D. Thakrar.

Clerk: A. Palmer

Members of Public: There were 20 members of public in attendance.

MINUTES

PL26-27.34 Apologies for Absence

Cllrs T. Quinn, H. Hancox

RESOLVED to accept these apologies. *Power: Local Government Act 1972, Sch. 12, para.40.*

PL26-27.35 Declarations of Interest

There were no declarations made.

PL26-27.36 Parishioners' Question Time

The Committee received comments from three parishioners (initials recorded for anonymity).

- **J.T.** raised concerns regarding the emerging Netherton Lane development, specifically the potential increase in vehicle movements, estimating up to 700 additional cars using Borle Mill. He queried whether public transport improvements were planned and highlighted pressures on local schools and utilities. J.T., a resident of Netherton, also noted that he may submit a future planning application relating to his own land. The Chair invited him to attend the forthcoming developer meeting.
- **P.V.** spoke regarding cumulative development impacts across Highley. He expressed concern that the B4555 already functions as a de-facto one-way route and that further development could introduce up to 1,000 additional vehicle movements. He noted that employment patterns require residents to travel by car and that existing works on the B4555 lead to New England Lane, Covert Lane and Borle Mill being used as informal diversions. P.V. reported recent incidents of dangerous driving and stressed that the situation will worsen without coordinated community action. He also highlighted limited local services, the potential doubling of the village population, and pressures on sewerage and water infrastructure.

- **J.P.** supported the previous speakers' concerns. She referenced the Boyer consultation material, expressing opposition to the loss of green space and the introduction of vehicular routes through fields and narrow lanes. J.P. raised issues relating to bus and school coach movements, existing drainage problems within the village, and the potential impact on residents' mental and physical wellbeing.

The Committee noted all comments.

PL26-27.37 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on **Tuesday 7th July 2026**.

Power: Local Government Act 1972, Sch.12, para.41(1).

PL26-27.38 Planning Applications

Members are requested to consider and comment on the following planning applications (plus any applications that are submitted following publication of the agenda)

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIL8U4TDK2K00>

CONSULTATION EXPIRY DATE:

PLANNING REFERENCE - 26/02770/FUL

DEVELOPMENT PROPOSED - Erection of single storey rear extension

LOCATION: - Wrens Nest Bungalow, Netherton Road, Highley, Bridgnorth, Shropshire.

Representation Submitted 13/8/26

SUPPORT

Reference: **26/02989/FUL** (validated: 10/08/2026)

Address: 15 Netherfield, Highley, Bridgnorth, Shropshire, WV16 6EZ

Proposal: New dormer window and alterations to front elevation

Applicant: Marion Rumble (15 Netherfield, Highley, Shropshire, WV16 6EZ)

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TJEVF9TDKFFV00>

SUPPORT

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TJR6Z8TD0M200>

CONSULTATION EXPIRY DATE:

PLANNING REFERENCE - **26/03072/FUL**

DEVELOPMENT PROPOSED - Erection of self-build property and formation of vehicle access.

LOCATION: - Proposed Dwelling South Of Woodend Farm, Vicarage Lane, Highley, Shropshire.

SUPPORT

Power: Town and Country Planning Act 1990; Local Government Act 1972, s.101.

PL26-27.39 Standing Agenda Item: County Councillor Report

No report

PL26-27.40 Planning Breaches – Reported Concerns and Required Action

The Committee received an update on reported planning and advertisement concerns relating to the premises formerly known as *The Malt Shovel* (now *The Edge*). A resident had raised issues regarding the display of the Azad Kashmir flag, the installation of illuminated signage and other advertising associated with the rebranding, and the cabin structure previously erected within the car park.

The Committee noted the concerns and agreed that the Clerk will raise the matters with Shropshire Council Planning Enforcement to seek clarification on the planning position, advertisement consent requirements, and any ongoing or potential enforcement investigations.

It was reaffirmed that the purpose of this item was to receive an update rather than to determine whether any breach had occurred.

Section 106 Agreement: Stonebond Development (25/00412/FUL)

RESOLVED to submit a **strong objection** to the draft Section 106 Agreement on the following grounds:

- **Local Green Space (NPPF Aug 2026, Section 16 – Policy HC2):** Members noted that HC2 designates Local Green Space where land is demonstrably special and of particular local significance to the community, and that such designation carries strong protection. The Council considers the green space within the proposed development to meet these criteria and believes its significance should be upheld.
- **Play Area Provision:** The developer previously proposed a children's play area, and the Council expressed dissatisfaction that this is no longer included within the S106 obligations. Members agreed that the absence of play facilities is unacceptable given community expectations and the importance of safe recreational space for children. The Committee asks whether funding could instead be channelled into improving the existing only other play area in the centre of the village, where an action group has already undertaken research and prepared proposals for necessary enhancements.
- **Management of Public Open Space:** The Council confirmed it does not wish to take on management responsibility for the POS. Members agreed that the land should not be transferred to Highley Parish Council. The Committee requests reassurance that a robust management structure will be secured, noting issues experienced in other residential areas with poorly managed developments.
- **Highways and Road Safety:** The Council noted that road widening works are still expected to proceed. Members reiterated requests for speed-management restrictions, raised concerns about existing speeding issues, and confirmed the expectation that electric vehicle charging tracks on the highway be incorporated for Clee View residents.
- **Affordable Housing Provision:** Members noted that the draft S106 refers to a 10% affordable housing requirement, which is incorrect for South Shropshire, where the established requirement remains 20%. The Council objects to this mis-statement and expects the agreement to reflect the correct local policy position.

- **Safety Concerns:** Members highlighted ongoing concerns regarding speeding risks, noting that these issues collectively undermine the safety and wellbeing of families living near the site.

Minute Decision (1/9/26): That the Clerk submits a **formal objection** to Shropshire Council reflecting the above points and **seeks clarification** on the removal of the play area, the status of Local Green Space considerations under HC2, the correct affordable housing percentage, and the delivery of highways safety measures.

Power: Town and Country Planning Act 1990 (consultation powers only).

PL26-27.41 Updates to Respond Back to Committee from Previous Actions

Coombys Farm, Severn Side, Highley – Appeal Submission (25/02974/FUL)

NOTED the submission of an appeal (Planning Inspectorate Ref: 6012420; Council Appeal Ref: 26/03497/REF) relating to the part-retrospective application for the retention of 44 shipping containers and associated landscaping scheme at Coombys Farm. Members reaffirmed that the Parish Council should maintain its original position of support, noting that the initial representation was fair, considered, and should be upheld. A reaffirmation statement was submitted to the Planning Inspectorate on 14 July 2026.

PL26-27.42 Developer Public Consultation – Proposed Residential Development at Netherton Lane, Highley

NOTED receipt of the developer led public consultation (original running from 19 August to 11 September 2026) relating to emerging proposals for residential development at Land at Netherton Lane, Highley. As this is a preapplication consultation, members agreed that further consideration of the material, including any potential representation from the Parish Council, be **deferred** to a future meeting.

PL26-27.43 – Correspondence (plus any received after publication of agenda)

- Worcestershire CC – Publication of Waste Plan response documents – No action required.
- Worcestershire CC – Publication of AMR 2024 & LAA 2024 – No action required.
- Appeal is allowed and planning permission is granted regarding H. Scrivens land Woodhill Road Ref: 25/02350/OUT
- Letter from M Bradley (resident of Silverdale) expressing concerns regarding Netherton proposal: **RESPOND** to resident with invitation to public consultation.

PL26-27.44 Next Meeting Date

To confirm the date and time of the next Planning Committee meeting: **Tuesday 6th October 2026 6PM**

PL26-27.45 Exclusion of the Press and Public

To resolve that, under **Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960**, the press and public be excluded for the following item(s) due to the confidential nature of the business to be transacted.

