



HIGHLEY PARISH COUNCIL

Minutes of the Highley Parish Council Planning Committee Meeting held in the HPC office of The Severn Centre on Tuesday 21st April 2026 at 6pm

Present: Cllrs T. Pinches (Chair), S. Bunn, D. Thakrar, H. Hancox.

Clerk: Alison Palmer

County Councillor: Apologies received.

Members of the public: None present.

01. Apologies for Absence

Councillor P. Vinall, T. Quinn

RESOLVED to accept these apologies.

Power: Local Government Act 1972, s.85

02. Declarations of Interest

There were no declarations made.

Power: Localism Act 2011, Section 31

03. Parishioners Question Time

There were no members of the public in attendance.

Power: Public Bodies (Admission to Meetings) Act 1960.

04. Minutes

To approve the minutes of the meeting of Highley Parish Council held on **Tuesday 3rd March 2026**

Power: Local Government Act 1972, Schedule 12, Paragraph 41(1)

05. Housing Needs Survey – Draft Review

Members considered the draft Housing Needs Survey and noted the requirement to provide comments to the Housing Enabler prior to publication. It was noted that a disappointing response of 1% of adults responded and agreed that councillors would submit any comments to the Clerk by **27 April**, with the Clerk collating and forwarding the council's response to the Housing Enabler on **28 April**.

Power: Local Government Act 1972, Section 111

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

Power: Town and Country Planning Act 1990, Section 70

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9Y7OXTDG6100>

PLANNING REFERENCE - 26/00439/REM

DEVELOPMENT PROPOSED - Approval of reserved matters (appearance) pursuant of 23/00065/OUT for the erection of 3No dwellings to include access, layout and scale

LOCATION: - Land Rear Of Beech Croft, Vicarage Lane, Highley, Shropshire.

APPLICANT: Mr Ian Houghton

OBJECTION via email

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPI6NTD06Z00>

PLANNING REFERENCE - 26/01210/PIP

DEVELOPMENT PROPOSED - Application for Permission in Principle for residential development

LOCATION: - Proposed Residential Development Land East Of Holmleigh, Bridgnorth Road, Highley, Shropshire,

APPLICANT – Mr and Mrs J Nicholls

OBJECT

The proposed development does not sit comfortably within the surrounding area and would place new housing within a very limited and constrained space. This raises concerns about the potential loss of privacy for neighbouring properties, as the layout appears likely to create overlooking and reduce existing residential amenity.

The restricted size and shape of the plot also mean that garden amenity space would be minimal, raising questions about whether the site can provide an appropriate living environment for future occupants.

There are additional practical issues relating to household refuse collection and access for emergency vehicles. The space available for turning is extremely limited, increasing the likelihood that larger vehicles would be forced to reverse onto the main road, which presents a clear safety risk.

The development would also increase traffic movements at an access point where visibility onto the main road is already poor. Even a small number of additional vehicles would require careful assessment, and this is a matter that Highways would need to explore fully.

For these reasons, **Highley Parish Council objects to the proposal.**

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD9UALTD0GI00>

PLANNING REFERENCE: 26/01339/TCA (validated: 28/03/2026)

LOCATION: Bache Arms, High Street, Highley, Bridgnorth, Shropshire, WV16 6JU

DEVELOPMENT PROPOSED: Fell 1no Leylandii within Highley Conservation Area

APPLICANT: Mr Taranjit Dhaliwal (Hawthorne House, High Street, Highley, Bridgnorth, Shropshire, WV16 6LF)

SUPPORT

APPEAL UNDER SECTION 78

LOCATION: Proposed Residential Development Land West Of, Woodhill Road, Highley, Shropshire.

DEVELOPMENT PROPOSED: Proposed Residential Development (Accessible Dwellings) and Associated Works (Outline with all matters reserved)

PLANNING REFERENCE: 25/02350/OUT

APPELLANT: Mr Harry Scriven

Appeal/Planning Inspectorate ref: 6006953

Council Appeal reference: 26/03473/REF

An appeal has been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for the above proposal.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

All representations must be received by **6 May 2026**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Highley Parish Council **OBJECT** to this appeal and maintains its original position that planning permission should be refused. The Planning Committee represents the views of the community and the evidence presented to it.

Outside the Settlement Boundary / Development in the Countryside The site lies outside the defined settlement boundary for Highley and therefore constitutes development in the countryside, contrary to the adopted development plan. There is no policy justification for residential development in this location.

Sustainable Drainage Principles The land has known drainage constraints, and no clear evidence has been provided to demonstrate that sustainable drainage can be achieved without increasing surface-water run-off or affecting neighbouring properties.

Highways and Access Concerns Access onto Woodhill Road has restricted visibility and limited width. The proposal would introduce additional vehicle movements at a point where safe access is already difficult. The constrained nature of the site also raises concerns about turning space for residents, refuse vehicles and emergency services.

Environmental Networks, Natural Networks and Landscaping The site forms part of a wider natural and environmental network. The proposal does not demonstrate how these networks would be protected or enhanced, and no meaningful landscaping or ecological mitigation has been provided. This would be detrimental to the landscape character.

Biodiversity Net Gain (BNG) and Long-Term Management The proposal does not adequately demonstrate how the mandatory minimum 10% Biodiversity Net Gain, required under the Environment Act 2021, would be achieved or secured. The submitted information does not provide sufficient evidence that a measurable net gain would result from the development, nor does it set out how long-term management, monitoring, or stewardship arrangements—such as a management company—would be secured or funded. Without a clear and enforceable mechanism to deliver and maintain BNG for the statutory 30-year period, the proposal fails to accord with the requirements of the Environment Act 2021. Any further improvement should contribute to wider green and blue infrastructure networks within the conservation area.

Poor-Quality Public Open Space The plot is too limited to provide adequate garden or amenity space, resulting in a poor-quality living environment for future occupants. The proposal does not meet expected standards for usable public or private open space.

Conclusion For these reasons, Highley Parish Council respectfully requests that the Planning Inspector dismiss the appeal.

Direct link to 26/01147/FUL application online

<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

PLANNING REFERENCE: 26/01147/FUL

DEVELOPMENT PROPOSED: Single storey extension

LOCATION: Four Seasons, Bridgnorth Road, Highley, Bridgnorth, Shropshire.

OS REFERENCE: 374073 - 283770

APPLICANT: Mr Steven Harrison

SUPPORT

07. Standing Agenda Item: County Councillor Report

Not present.

Power: Town and Country Planning Act 1990, Section 70

08. Planning Breaches – Reported Concerns and Required Action

It was noted that a report had been received from a member regarding potential breaches relating to the approved planning conditions for the roadside (east) elevation stonework repairs, members noted the concerns and the need to consider any appropriate referral.

Power: Town and Country Planning Act 1990, Section 70C / Section 196A

09. Updates to respond back to Committee from previous action

Power: Local Government Act 1972, Section 111

10. Next Meeting Date 12th May before full annual council meeting in the library

Power: Local Government Act 1972, Schedule 12, Paragraph 23

11. 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 from the meeting for the following item(s), as publicity would be prejudicial to the public interest due to the confidential nature of the business to be transacted.

Power: Public Bodies (Admission to Meetings) Act 1960, Section 1(2)

Chair shared a confidential document from planning enforcement.