



Severn Centre, Bridgnorth Road, Highley, Nr. Bridgnorth WV16 6JG

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To: All members of the Planning Committee,

You are summoned to attend a Meeting **of the Planning Committee** which will be held in **The Severn Centre library** on **Tuesday 1st September 2026** at **6.00pm** for the transaction of business as set out in the agenda below.

Members of the public are invited to address the Council at the start of the meeting. If you wish to speak at the meeting, please contact the Clerk prior to the meeting.

A. Palmer

Clerk/RFO to Highley Parish Council.

HIGHLEY PARISH COUNCIL

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

AGENDA

PL26-27.34 Apologies for Absence

To receive apologies for absence. *Power: Local Government Act 1972, Sch.12, para.40.*

PL26-27.35 Declarations of Interest

To receive any declarations of disclosable pecuniary interests or other registerable interests in accordance with the Localism Act 2011 and the Council's Code of Conduct.

Members are reminded that they must leave the room during discussion and voting on any item in which they have a disclosable pecuniary interest or other registerable interest, whether or not the interest is recorded in the Register of Members' Interests.

PL26-27.36 Parishioners' Question Time

Members of the public who are electors of the Parish of Highley may ask questions relating to items on the agenda.

If a question relates more generally to the business of the Council, advance notice is preferred to allow a considered response. Verbal responses may not always be possible and may be followed up in writing.

In accordance with Standing Order 1 (HPC/SO 2024), questions must relate to Parish Council policy or practice and not to the personal affairs of the questioner or any named individual.

Clerk's Note: The Chair will generally allow up to **15 minutes** for public questions, with **3 minutes per speaker**. Standing Orders may be suspended to allow discussion from the floor between applications.

PL26-27.37 Minutes

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

NO OBJECTION

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>

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.

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

PL26-27.39 Standing Agenda Item: County Councillor Report

To receive a verbal or written update from the County Councillor on matters relevant to Highley, including planning issues, enforcement, and updates from Shropshire Council.

Members may ask questions for clarification.

No decisions will be made under this item. Any matters requiring a decision will be placed on a future agenda.

PL26-27.40 Planning Breaches – Reported Concerns and Required Action

To receive updates on reported breaches and agree any actions required.

To receive and consider concerns raised by a resident regarding the display of the Azad Kashmir flag at the premises formerly known as The Malt Shovel (now The Edge). The installation of illuminated signage and other advertising signs associated with the rebranding of the premises as The Edge. The cabin structure previously erected within the car park and any related enforcement investigations.

To consider whether the Committee wishes to seek further information from Shropshire Council regarding planning permission, advertisement consent and enforcement matters.

Recommendation: That the Planning Committee notes the concerns raised by the resident.

Note: The purpose of this item is to receive an update on the planning and enforcement position rather than to determine whether any breach has occurred.

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

Purpose: To receive and consider the Clerk's summary of the draft Section 106 Agreement relating to planning application 25/00412/FUL (Land West of Bridgnorth Road, Highley), following circulation of the explanatory email to members on **21 July 2026**.

Background: Members have been provided with a detailed overview of the obligations proposed within the draft S106 Agreement, including affordable housing provision, highways works (notably the Clee View parking improvements), and the creation and future management of Public Open Space. The draft agreement does **not** secure a children's playground, despite previous expectations communicated to residents.

Matters for Consideration: Councillors are invited to review the circulated summary and provide comments on the following:

1. Public Open Space (POS):

- a. Whether Highley Parish Council wishes, in principle, to consider accepting the transfer of the POS (with a 20-year commuted sum), or whether the Council prefers the land to be managed privately via a management company.
- b. Any concerns regarding the absence of a playground or play equipment within the S106 obligations.

2. Highways Works:

- a. Confirmation that the proposed Clee View parking improvements meet the expectations of the Council and residents.
- b. Any additional highways matters members wish the Clerk to raise with Shropshire Council.

3. Affordable Housing:

- a. Any observations on the tenure mix, allocation process, or implications for local housing need.

4. Further Actions:

- a. Whether the Clerk should prepare a formal response to Shropshire Council regarding omissions or clarifications required.
- b. Whether the Council wishes to request a meeting with the Planning Case Officer or Highways Team.
- c. Any other actions members wish to instruct the Clerk to undertake.

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

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

To receive updates on matters previously raised and agree any further action.

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

The Committee noted the appeal submission (**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**. Councillors expressed a consistent view that the Parish Council should **maintain its original position of support**, confirming that the initial representation was fair, considered and should be upheld. **The Committee agreed to reaffirm its original support for the application.** A reaffirmation statement was submitted to the Planning Inspectorate via email on 14 July 2026.

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

Purpose: To note receipt of the developer-led public consultation regarding emerging proposals for residential development at Land at Netherton Lane, Highley, running from **19 August to 11 September 2026**. (emailed 19/8/26)

Background: Boyer Planning has issued consultation material and invited comments from neighbouring properties, local residents, and Highley Parish Council. This is a **pre-application consultation** and does **not** form part of Shropshire Council's statutory planning process.

Committee Actions:

- Review the consultation website and associated documents.
- Consider any initial observations or concerns relating to access, highways impact, drainage, infrastructure capacity, and alignment with local planning policy.
- Agree whether the Planning Committee wishes to submit a representation on behalf of the Parish Council during the consultation period.
- Note that a formal Parish Council response will still be required if/when a planning application is submitted.

PL26-27.43 – Correspondence

- Worcestershire CC – Publication of Waste Plan response documents – No action required.
- Worcestershire CC – Publication of AMR 2024 & LAA 2024 – No action required.

PL26-27.44 Next Meeting Date

To confirm the date and time of the next Planning Committee meeting: Tuesday 6th October 26

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.