



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 6th October 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: AGENDA

PLANNING COMMITTEE MEETING 6/10/2026 at 6pm Severn Centre Library, Highley

PL26-27.46 Apologies for Absence

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

PL26-27.47 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.

PL26-27.48 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.

PL26-27.49 Minutes

To approve the minutes of the Planning Committee meeting held on **Tuesday 1st September 2026**.

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

PL26-27.50 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=TKE22RTDKSU00>

CONSULTATION EXPIRY DATE: 7/9/2026

PLANNING REFERENCE - **26/03191/FUL**

DEVELOPMENT PROPOSED - Change of use of land for the siting of four caravans with associated hard and soft landscaping

LOCATION: - Malt Shovel Inn, Woodhill Road, Highley, Bridgnorth, Shropshire.

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

PL26-27.51 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.

PL26-27.52 Planning Breaches – Reported Concerns and Required Action

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

Shropshire Council's Senior Enforcement Officer, Julian Beeston, has confirmed that the entrance walls and gates erected at the caravan site adjacent to the former Malt Shovel/The Edge do not appear to have planning permission. The owners will be contacted and advised that permission is required. He will also visit the site to review this matter and the previously reported concerns regarding structures added to the rear and side of The Edge, which remain under investigation.

PL26-27.53 Updates to Respond Back to Committee from Previous Actions

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

Developer Response to Parish Council Representation: Section 106 Agreement (25/00412/FUL) The Committee received and noted the written response from Stonebond Ltd addressing the points raised in the Parish Council's objection to the draft Section 106 Agreement. The developer provided clarification on matters including Local Green Space designation, the delivery of the children's play area (secured by Condition 20), Public Open Space management arrangements, highways and road safety measures, and affordable housing provision. Members noted the developer's position that the draft S106 secures 26 affordable dwellings (49.05%), and that certain matters raised by the Council fall under planning conditions or Section 278 processes rather than the S106 mechanism.

PL26-27.53 i) Planning Committee Frequency & National Delegation Changes

To note correspondence from County Councillor Sharon Ritchie-Simmons regarding the recent reduction in Southern Planning Committee meetings. Members are advised that:

- Meeting frequency is determined by the volume of applications delegated to officers rather than referred to committee, with agendas agreed by the Chair and the Area Development Manager.
- New national delegation rules are expected to come into force in late October, resulting in more applications being automatically determined by officers.
- Recent national policy changes — including the revised NPPF and the Government's housing-delivery targets — are influencing appeal outcomes and may affect future major applications locally.
- The absence of an adopted Local Plan and a demonstrable five-year housing land supply continues to limit the ability of planning authorities to resist housing schemes.
- Shropshire Council's Local Plan is not expected to be adopted until approximately September 2029.

Members are asked to note the update.

PL26-27.54 Developer Public Consultation – Proposed Residential Development at Netherton Lane, Highley

Purpose: To respond to the consultation regarding emerging proposals for residential development at Land at Netherton Lane, Highley.

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 extended consultation period to nethertonlane@boyerplanning.co.uk

- Note that a formal Parish Council response will still be required if/when a planning application is submitted.

PL26-27.54 i) Resident Planning Guidance – Signposting to Shropshire Council Resources

To consider and agree a proportionate approach for providing residents with clear information on how to comment on planning applications, by formally signposting to Shropshire Council's existing planning guidance once any major application is validated.

The Committee is asked to:

- note that Shropshire Council already provides the statutory guidance on commenting on planning applications;
- agree that HPC will publish a short, neutral statement directing residents to this official guidance when required;
- confirm that no separate HPC "toolkit" will be produced, to avoid duplication of existing material and ensure compliance with planning neutrality.

PL26-27.55 – Correspondence

- * Email shared 9th Sept from Mr P Vinall
- * correspondence received through the letterbox regarding the Boyer consultation was passed directly
- * Claire Stanley/James Kitching emails to Boyer Devts received after meeting 22/9 shared and recognised

PL26-27.56 Next Meeting Date

To confirm the date and time of the next Planning Committee meeting: Tuesday 3rd November 26

PL26-27.57 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.