



HIGHLEY PARISH COUNCIL: MINUTES

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

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

Clerk: A. Palmer

County Councillor: Sharon Ritchie-Simmons

Members of Public: six members of public

PL26-27.46 Apologies for Absence

Cllr H. Hancox (RESIGNED) T. Quinn, **RESOLVED** to accept these apologies

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

PL26-27.47 Declarations of Interest

There were no declarations made.

PL26-27.48 Parishioners' Question Time

MOP1 Raised concerns regarding the planning application for four caravans at the Malt Shovel site, stating that the newly constructed entrance resembles "a safari park" in their opinion. They further objected to the loss of the Great Crested Newt pond, which they believe has been "decimated", and requested that it be reinstated to its original condition before any reassessment of the site takes place. Additional concerns were expressed about noise and light pollution, including an illuminated sign and music being played before the premises is officially opened. Questions were also raised regarding drainage arrangements for the proposed units, noting that "removing one unit makes very little difference". The resident also stated that the Malt Shovel is being advertised on TripAdvisor despite not yet being open.

MOP2 Queried the illumination of signage at the Malt Shovel (The Edge) and asked whether permission had been granted for the change of name. The Chair confirmed that the Parish Council is awaiting a response from the Planning Enforcement Team having been copied into reports by a resident.

MOP3 Expressed concern that significant works have already taken place on the site without visible planning permission, particularly in relation to sewerage infrastructure, including septic tank overflow issues. They

noted that the current application differs only by reducing the number of units by one and questioned whether any of the works undertaken to date have been authorised.

PL26-27.49 Minutes

RESOLVED 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.

OBJECTION

The Parish Council reviewed the revised submission and noted significant shortcomings in the Design & Access Statement, particularly regarding accessibility. The plans do not demonstrate any ramps, level access points, or appropriate means of entry to the hot tub, nor do they show any adaptations that would make the unit genuinely usable for disabled visitors.

Members further observed that very little has changed from the previously submitted application, with no meaningful improvements to layout, access, or usability. On this basis, the Council unanimously objected to the proposal.

PLANNING REFERENCE: **26/03457/FUL**

DEVELOPMENT PROPOSED: Erection of one residential unit to form an annexe ancillary to the main dwelling.

LOCATION: Whitehouse Farm Barn, Netherton Lane, Highley, Bridgnorth, Shropshire.

OS REFERENCE: 373763 - 282833

APPLICANT: Mr Sid Davies

OBJECTION

Given the long-standing pattern of incomplete works and repeated refusals, councillors considered that this matter may warrant a visit from Planning Enforcement to assess the site and confirm the status of existing development.

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

PL26-27.50 i) Determined Applications: following decisions made and published by Shropshire Council:

Reference: **26/02770/FUL** (validated: 23/07/2026)

Address: Wrens Nest Bungalow, Netherton Road, Highley, Bridgnorth, Shropshire, WV16 6NJ

Proposal: Erection of single storey rear extension

Decision: Grant Permission

Reference: **25/01550/FUL** (validated: 23/04/2025)

Address: Land To The North Of Hazelwells Road, Highley, Shropshire

Proposal: Rural exception site of 24 houses and bungalows

Decision: Grant Permission

PL26-27.51 Standing Agenda Item: County Councillor Report

Cllr Ritchie-Simmons reported that residents have raised concerns regarding the new gateway installed behind the castle leading to the static caravan site. It was noted that if the structure exceeds 6ft in height, it may constitute a breach of planning regulations.

The County Councillor confirmed that Planning Enforcement will visit the site to assess the gateway and she will report back to the Parish Council. Depending on the findings, the owners may be advised to submit a retrospective planning application.

PL26-27.52 Planning Breaches – Reported Concerns and Required Action

It was **NOTED** that 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

It was **NOTED** that the 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

Members **NOTED** 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.

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

RESOLVED to send the 27 questions in supporting documents shared by Cllr Renshaw to Boyer development 25/9.

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

RESOLVED to share the information from the Clerk via Shropshire Council, formally signposting residents to Shropshire Council’s existing planning guidance once any major application is validated. The Committee noted that Shropshire Council already provides the statutory guidance on commenting on planning applications, agreed that a short neutral statement will be published when required, and confirmed that no separate HPC “toolkit” will be produced.

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
- * Further document posted through Councillor Bunn’s door shared direct to Boyer.

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.