Severn Centre, Bridgnorth Road, Highley, Nr. Bridgnorth WV16 6JG
Email: clerk@highleyparish.co.uk
Phone: 07496821159

Members: Tom Quinn (Chair), D. Thakrar, S. Bunn, D. Renshaw. A. Hancox.

Clerk: A. Palmer

County Councillor: Sharon Ritchie-Simmons

Members of Public: One member of the public attended after the meeting started.

HIGHLEY PARISH COUNCIL: MINUTES

PLANNING COMMITTEE MEETING

PL26-27.58 Apologies for Absence

RESOLVED to accept apologies from Cllr Tracy Pinches.

Power: Local Government Act 1972, Sch.12, para.40.

PL26-27.59 Declarations of Interest

No declarations were made.

PL26-27.60 Parishioners' Question Time

There were no parishioners present

PL26-27.61 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on **Tuesday 6th October 2026.**
Power: Local Government Act 1972, Sch.12, para.41(1).

PL26-27.62 Planning Applications

Reference: 26/03683/FUL (validated: 01/10/2026)
Address: 12 Netherfield, Highley, Bridgnorth, Shropshire, WV16 6EZ

DRAFT

Proposal: Erection of front extension, fenestration changes to frontage, insertion of rooflights to front roofline and installation of double boxed dormer to rear roofline to facilitate loft conversion
Applicant: Mr Chong (12 Netherfield, Highley, Shropshire, WV16 6EZ)
View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM6VLWTDLLY00 **NO OBJECTION**

Reference: 26/03900/FUL (validated: 16/10/2026)
Address: 15 Netherfield, Highley, Bridgnorth, Shropshire, WV16 6EZ
Proposal: Conversion of existing loft space and installation of roof windows, external alterations including new pitched roof construction over bay window and new facing materials and juliette balcony
Applicant: Marion Rumble (15 Netherfield, Highley, Shropshire, WV16 6EZ)
View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMYNGETDLXU00 **NO OBJECTION**

Reference: 26/03557/FUL (validated: 22/10/2026)
Address: 31 Highley Park Homes, Netherton Road, Highley, Bridgnorth, Shropshire, WV16 6NR
Proposal: Change of use from 12-month occupancy leisure basis to a full-time residential basis.
Applicant: Ms Kathleen Owen
View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TLQ0QOTD06Z00 **NO OBJECTION**

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

PL26-27.62 i) Determined Applications: following decisions made and published by Shropshire Council

NONE RECEIVED
Power: Town and Country Planning Act 1990; Local Government Act 1972, s.101.

PL26-27.63 Standing Agenda Item: County Councillor Report

Cllr Sharon Ritchie-Simmons provided an update on road adoption matters relating to Hitchens Way, Colliers Way and Staley Grove. Members were advised that progress regarding Staley Grove remains particularly challenging following the developer entering liquidation. Cllr Ritchie-Simmons outlined the procedures and complexities associated with unadopted roads and the implications for residents and the local authority.

Members noted Cllr Ritchie-Simmons' written report previously circulated and were invited to raise questions and comments. Discussion included road adoption requirements and concerns regarding the need for improved coordination between Planning, Planning Enforcement and Highways teams to ensure development-related issues are considered in a more joined-up and holistic manner.

The Committee also discussed the long-term ownership and management of balancing ponds associated with new developments, noting that responsibility is often not readily accepted by either the local authority or utility providers such as Severn Trent. Members agreed that future planning applications should consider the long-term maintenance and management arrangements for such assets.

Members expressed their appreciation to Cllr Ritchie-Simmons for the considerable time, effort and work undertaken in progressing these matters and representing the concerns of residents.
NOTED.

PL26-27.64 Planning Breaches – Reported Concerns and Required Action

Members received an update regarding enforcement case **26/11175/ENF** relating to an alleged unauthorised illuminated advertisement, display of a flag and structure within the car park of the Malt Shovel Inn (now known as The Edge), Woodhill Road, Highley. County Councillor Sharon Ritchie-Simmons reported that Shropshire Council departments currently deal with matters through separate service areas, meaning individual concerns such as lighting, building works and other planning-related issues may be considered independently. To ensure all reported concerns are assessed collectively, she has requested that the wider picture relating to the site be reviewed more comprehensively across the relevant departments of the local authority.
Members noted that the dossier compiled by County Councillor Ritchie-Simmons had been shared with the Planning Committee. Following consideration of the information provided, the Committee unanimously supported the approach of requesting a coordinated review of all matters relating to the site.
RESOLVED: That Highley Parish Council notes the update provided and unanimously supports the request for a holistic review of all reported matters by the relevant departments of Shropshire Council.

The Committee noted concerns that works undertaken by Silverwoods may have resulted in the culverting of a section of the Borle Brook watercourse. Members were advised that grey pipes previously visible on site had subsequently been covered with ground. Concerns were raised as to whether the works had received the necessary planning permission, land drainage consent or other regulatory approvals.
RESOLVED: That the Clerk report the Committee's concerns to Shropshire Council Planning Enforcement and request clarification as to whether any permissions or consents have been obtained for the alleged culverting of the Borle Brook watercourse.

PL26-27.65 Updates to Respond Back to Committee from Previous Actions

There were no additional reports.

PL26-27.66 Agenda Item: Developer Response – Netherton Lane Consultation

The Committee noted receipt of the written response from LVA/Boyer to the Parish Council's 27 pre-application questions following the public consultation session held on 22 September 2026. Members noted that the response indicated that a number of key details, including the site red-line boundary, dwelling numbers, survey information, highways data, drainage capacity information and consultation results, would not be provided until submission of a formal planning application, through supporting documents including the Transport Assessment, Flood Risk Assessment and Drainage Strategy, Coal Mining Risk Assessment and Statement of Community Involvement.
Members considered the response and expressed disappointment that the information provided did not adequately address the questions raised by the Parish Council or the concerns expressed by residents. Following discussion, Members agreed that further engagement with the developer at this stage was unlikely to provide any additional meaningful information.
RESOLVED:

1. That no further clarification be sought from the developer at the present time.
2. That the developer's response be published in the interests of transparency and made available on the Parish Council website, and link to Parish Council social media channels.

The resolution was carried unanimously.

PL26-27.66 i – Housing Needs Survey: Initial Land Analysis (Craig Bethel, Rural Housing Enabler)

The Committee noted receipt of the Rural Housing Enabler's initial land analysis and accompanying correspondence identifying three potential areas of land for consideration as community-led housing sites to meet evidenced local housing need.
Members considered the information provided and acknowledged that further detail would be available during the planned visit and discussions with the Rural Housing Enabler and Shropshire Council Housing Officer scheduled for 5 January 2027.
With regard to the submission of additional land parcels for assessment, Members agreed that it would be premature to identify further sites at this stage and that consideration should remain focused on the current proposals until further information had been received.
The Committee had no comments or questions to refer back to the Rural Housing Enabler at the present time and looked forward to the forthcoming site visit and meeting.
Noted: No decisions were required under this item. Any matters requiring formal resolution will be considered under a future agenda item ahead of the January 2027 meeting.

PL26-27.67 – Correspondence

(plus, any received after publication of agenda)

* None Received

PL26-27.68 Next Meeting Date

To confirm the date and time of the next Planning Committee meeting: **Tuesday 1st December 26**

PL26-27.69 Exclusion of the Press and Public

Resolved: 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 due to the confidential nature of the business to be transacted.

The Committee received and noted a confidential verbal update from the Clerk relating to a planning enforcement matter affecting the parish.

Resolved: That the information be noted.

DRAFT