



Date: Tuesday, 21 April 2026

Time: 2.00 pm

Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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## **NORTHERN PLANNING COMMITTEE**

### **SCHEDULE OF ADDITIONAL LETTERS**

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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<b>NORTH PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 21.04.2026</b>		
<b>NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting</b>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
5	22/01432/OUT	Legal Advice Letter – via the applicant.
<p>The Advice reviews the highways and accessibility evidence supporting the proposal, including the applicant’s transport assessments and subsequent technical notes, and considers the decision to defer the application at the February 2026 Northern Planning Committee.</p> <p>In summary, the Advice concludes that:</p> <ul style="list-style-type: none"> <li>• The Local Highway Authority (Shropshire Council Highways), as the statutory expert consultee, has confirmed there is no highways objection to the proposal and that the full development can proceed without resulting in severe residual cumulative impacts, with or without the North West Relief Road.</li> <li>• The highways assessment has been properly scoped and robust, with additional post-deferral technical notes directly addressing Members’ queries on junction impacts, the A49/gyratory, Chester Street/Castle Foregate, and active travel provision.</li> <li>• The proposed development demonstrates appropriate active travel connectivity, with agreed off-site and on-site measures, and does not undermine emerging strategic aspirations such as <i>Shrewsbury Moves</i>, which remains a high-level, non-statutory vision.</li> <li>• Significant weight should be given to the settled advice of the Local Highway Authority. Departure from that advice would require clear, cogent and compelling reasons.</li> <li>• On this basis, refusal of the application on highways or accessibility grounds would be unlikely to be defensible at appeal, with an identified risk of an award of costs.</li> </ul> <p>This document can be viewed in full on the public planning file.</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b> Member of the public
6	25/02929/OUT	By email 16.04.2026
<p>I would like to make you aware of an accident that occurred this morning in the village. Please see attached photograph taken from the village main cross roads. There was a</p>		

collision between a passenger car and a delivery driver. Police attended. I would appreciate you bringing this up at the forthcoming meeting.

Many residents object to this planning application on the basis of a massive increase in vehicles, from both the proposed houses (>200) and an increase in delivery vehicles if more properties are allowed to be built.

This accident should be a wake up call to local landowners, building developers etc as to what can transpire with a huge increase in traffic alongside an inadequate and dangerous road system.

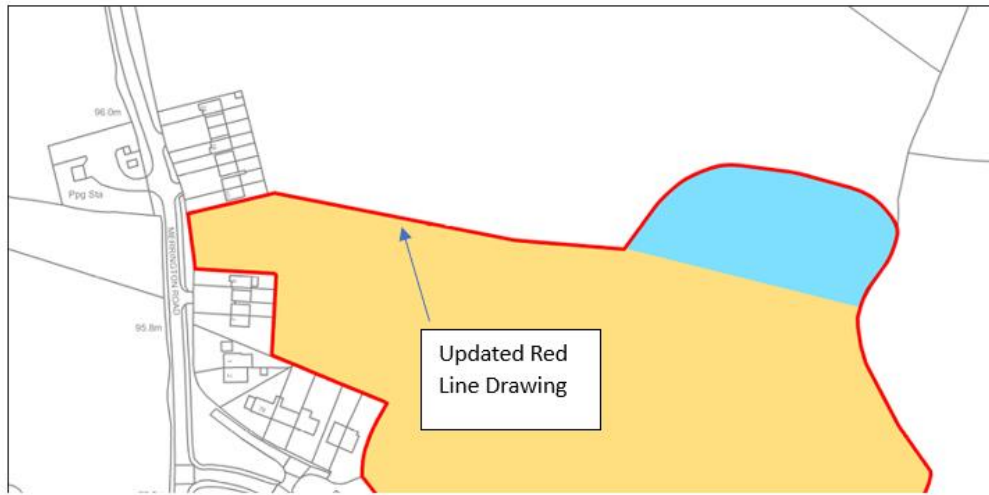
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b> Chair of PC
6	25/02929/OUT	By Email 15.04.2026

Since I last looked I see that the applicant has submitted some new plans. for the Red Line boundary. It seems that these are referenced in the Planning Committee Report, however, I cannot see that any revised proposed development layout plan has been updated to reflect this change.

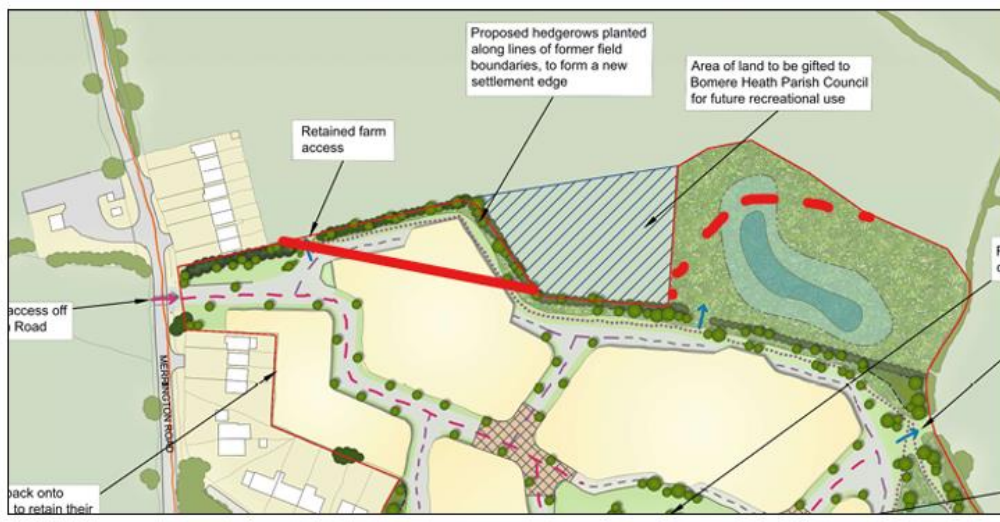
Whilst the PC objects, one of the minor benefits of an approval is that there was to be a parcel of land set aside to the PC that would potentially alleviate our play area deficit, I have done a crude overlay below and the new adjusted layout now means that the proposed area of land to be gifted is not clearly defined. In addition, the indicative layout, whilst not binding at this stage, is all the PC and residents have to base our comments on regarding density..

I am now nervous that our allocated land area has effectively disappeared or may change from that previously seen. Should or could the developer update the development plan to clearly and identify PC gifted land and access please?

Lastly, I accept this application is Up To 98 houses, but with the shaving of the upper left corner, could 98 houses realistically still fit in the remaining space?



Development framework plan – July 2025



Item No.	Application No.	Originator: Case Officer
6	25/02929/OUT	Email response 15.04.2026

As the land that was indicated to be gifted to the PC for recreational purposes was not within the red line boundary this could not be secured and could not be given any weight in the planning balance. See paragraphs 1.2 - 1.4 and 6.3.9 - 6.3.11 of the report. Recreation land and open space need to be within the red line of the application.

Although the applicant agreed to reduce the red line boundary, they did not wish to change the description. The following condition 3 is recommended:

3. Nothing in this permission shall be construed as giving approval to the details shown on the submitted indicative drawings (other than the means of access off Merrington Road) and does not purport to grant consent for the number or scale of dwellings indicated on the illustrative plans and drawings accompanying this application, or the number of dwellings indicated in the description of development.

Reason: To define the permission (as such details are intended for illustration purposes only, and details of the landscaping and layout of the site including the number of dwellings and the scale and appearance of the buildings are reserved for later approval) and to retain control over the details of the development to accord with Core Strategy CS6.

If the application is approved by members at committee the only plans approved will be the site location plan, access plan, and parameter plan. A layout plan will not be approved. The following condition 2 is recommended:

2. The development hereby permitted shall be carried out in full accordance with the following approved plans received 10.02.2026, except where modified by other conditions attached to this permission:

- a) Site Location Plan (I00802-DL01.RevB)
- b) Parameter Plan (I00802-DL04.RevA)
- c) Access (A25006-0100-001-P0.RevP0)

There shall be no development other than drainage features in the area shaded blue on the parameter plan.

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the approved plans.

With these 2 conditions plus conditions 6 and 8 regarding housing density and open space (all of which will need to be provided within the area shaded yellow on the parameters plan) whether 98 houses and the required open space will be able to be accommodated in this reduced site area would depend on the mix of size and type of homes at the Reserved matters stage.

It is hoped that if approved, whichever developer purchases this site discusses with the PC what kind of recreational facilities they would like to see within the open space that is required to be provided on site and whether the PC would wish to have the land transferred to them rather than a management company being responsible for future maintenance. The S106 will include provisions for future management and maintenance of the open space.

Item No.	Application No.	Originator: Case officer
6	25/02929/OUT	17.04.2026

To ensure that it is clear that all development other than drainage is in the area shaded yellow it is recommended that condition 2 is amended to be worded as follows:

2. The development hereby permitted shall be carried out in full accordance with the following approved plans received 10.02.2026, except where modified by other conditions attached to this permission:

- a) Site Location Plan (I00802-DL01.RevB)
- b) Parameter Plan (I00802-DL04.RevA)
- c) Access (A25006-0100-001-P0.RevP0)

There shall be no development other than drainage features in the area shaded blue on the approved parameter plan. **All other development including the required amount of open space (a minimum of 30 square metres per bedroom in accordance with MD2) shall be provided within the area shaded yellow on the approved parameter plan.**

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the approved plans.

The area of land that was indicated to be gifted to the PC as recreation land was approximately 3,000 square metres. For comparison if a proposal came forward at the reserved matters stage for 70 homes with an average of 3 bedrooms (for example), the open space/recreation land would need to be over 6000 square metres and provided within the area shaded yellow on the parameters plan.

70 (number of homes) x 3 (number of bedrooms) x 30 square metres = a total of 6,300 square metres.

Item No.	Application No.	Originator:
7	24/02979/EIA Foxholes Farm	Public representation

- the application does not sufficiently demonstrate genuine animal welfare improvements, despite claims that welfare is a primary driver for the proposal
- no specific recognised poultry welfare scheme is identified, and key higher-welfare measures (such as slower-growing breeds and ending thinning practices) are not proposed
- lower stocking density alone, while maintaining the same overall bird numbers through additional sheds, does not align with national advice on climate change and sustainable meat production
- further information should be provided prior to any approval, including:
  - confirmation of the welfare scheme proposed and compliance with its standards
  - evidence of DEFRA approval for stocking densities above the standard 33kg/m<sup>2</sup>. A 2023 scientific opinion recommended that densities are reduced to 11kg/m<sup>2</sup>
  - a climate assessment of greenhouse gas impacts from the additional sheds
  - omissions in the Landscape and Visual Impact Assessment, including effects on surrounding public rights of way.
- previous irregularities at the site including sheds being built in the wrong location and confusion over poultry number increases
- any approval should pin the details down and conditions should be enforceable
- 10% more space for the birds does not alone constitute higher welfare; query how the Council would detect and deal with any future request to return to current densities; some restaurants have withdrawn from the Better Chicken Commitment scheme
- There are another 60 broiler operations in Shropshire which could apply for more sheds
- the Council should undertake a more strategic review of the cumulative environmental and public health impacts of intensive poultry development.

**Case officer response:**

Animal welfare

Paragraph 6.9.1 of the committee report confirms that the proposed reduction in bird density at the site is an animal welfare benefit and is considered to be a planning benefit of the proposal. Officers acknowledge that further welfare benefits could be offered but do not consider that the proposal is unacceptable without these or without further details on the specific welfare scheme involved. Paragraph 6.9.1 of the report also confirms that matters relating to animal welfare are controlled through other regimes.

Climate assessment

The EIA regulations require that an Environmental Statement needs to include details of the likely significant effects of the proposed development on the environment. The submitted Environmental Statement includes a section on climate change impacts. It advises that there is currently no statutory guidance or established threshold methodology within the planning system to determine the significance of greenhouse gas emissions arising from individual agricultural developments". It explains the embedded design measures to minimise emissions. It concludes that "... in the absence of statutory benchmarks for determining significance, Page 5 climate change impacts are scoped out [of the

EIA process] and no further detailed assessment is required beyond the embedded design measures already incorporated”. Officers accept this and do not consider that a further climate assessment is necessary. Further officer comments are included in paragraphs 6.3.6 and 6.3.7 of the committee report.

#### Landscape and Visual Impact Assessment

This matter is dealt with in paragraphs 6.3.2 – 6.3.5 of the committee report. The submitted Landscape and Visual Appraisal (undertaken by a chartered landscape architect) correctly identifies sensitive receptors in the vicinity of the site, including public rights of way. It identifies that the landscape baseline is agricultural in nature with existing poultry sheds and associated elements. From the nearest public right of way, it states that the proposed development would form a “barely perceptible change in the view due to the existing poultry sheds and associated elements that sits adjacent forming visual barriers to potential views. The change will not affect the overall quality or character of the view due to the similar nature of the receiving agricultural landscape context” and “... the proposed building would be comparable to the type of agricultural built form that sits in close proximity to the site”. Although it acknowledges the sensitivity of the receptor as being ‘medium’, it assesses the magnitude of changes as being ‘small’ with a consequent overall effect on this receptor of ‘moderate/minor’.

The officer comments in the ‘Planning Balance and Conclusion section of the committee report (section 7) are reiterated:

*“The additional two poultry buildings would result in some adverse landscape and visual effects. These can be mitigated to some degree through additional landscaping, and the residual adverse effects would be outweighed by the benefits of the proposal including those set out in section 6.11 above”.*

#### Planning controls

Appendix 2 of the committee report sets out the recommended planning conditions that should be imposed if Members are minded to grant planning permission. These include a condition restricting the maximum number of birds that can occupy the buildings, and the maximum number of growing cycles per year.