



Committee and Date

Southern Planning Committee

22 July 2025

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 24 June 2025

2.00 - 4.15 pm in the The Shrewsbury Room, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8H

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillor Andy Boddington (Chairman)

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Elizabeth Barker, Rachel Connolly, George Hollyhead, Colin Taylor, Beverley Waite and Sam Walmsley

5 Apologies for Absence

Apologies for absence were received from Councillors Mark Morris and Chris Naylor.

6 Minutes

RESOLVED:

That the minutes of the Southern Planning Committee meetings held on 25 March 2025 and 22 May 2025 be approved as a correct record and signed by the Chairman.

7 Public Question Time

There were no public questions

8 Disclosable Pecuniary Interests

Members were reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered

9 Proposed Residential Development Land South West Of Home Farm Longville In The Dale Shropshire (25/01447/OUT)

The Planning Officer introduced the application which was an application for outline planning permission for the erection of 9 dwellings

Councillor Colin Stanford read a statement in support of the application on behalf of Rushbury Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Colin Stanford, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Paul Middleton, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillors expressed concern regarding the access to the site, the effect of the development on adjacent heritage assets and the loss of protected trees.

RESOLVED:

That in accordance with the officer recommendation planning permission be refused for the following reasons –

1. The proposed development would be sited in an unsustainable location where it would erode the natural character and visual and landscape amenity of the open countryside in this rural location. Furthermore, the proposal would cause less than substantial harm to a heritage asset and would result the loss of a protected tree without adequate justification or mitigation, contrary to SC Core Strategy policies CS4, CS5, CS6 and CS17, SAMDev Plan Policy MD2, MD7a, MD12 and MD13, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the NPPF (2024).
2. The proposal would comprise major development in the National Landscape that would have a resultant significant adverse effect on it, neither preserving nor enhancing its purposes. The proposal is neither exceptional nor publicly beneficial and as such is contrary to SC Core Strategy policies CS6 and CS17, SAMDev Plan policies MD2 and MD12, the NPPF (2024) and the AONB Management Plan 2019-2024.
3. Insufficient information has been provided to demonstrate that the development would not have an adverse effect upon highways safety in this location, and as such is contrary to SC Core Strategy policy CS6, SAMDev Plan Policy MD2 and the NPPF (2024)
4. Insufficient information has been supplied to demonstrate to the provision of 10% Biodiversity Net Gain as a consequence of the development. As such the proposal is contrary to the requirements of the NPPF (2024), The Town and Country Planning Act (1990) and the Environment Act 2021.

10 Shadwell Quarry, Farley Road, Much Wenlock, Shropshire, TF13 6PF (24/04760/VAR)

The Planning Officer introduced the application which was an application for the variation of Condition 2 and removal of condition 15 attached to planning permission 09/02701/FUL dated 23 December 2009

Councillor Chris Tyler made a statement in opposition to the application on behalf of Much Wenlock Town Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Dan Thomas, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members expressed disappointment that unauthorised work had been carried out which had resulted in the loss of valuable habitat and that money for traffic calming measures and the proposed provision of a public toilet block would now not be available.

Members requested that additional screening be put at the entrance of the site where it would be most visible from the public highway.

RESOLVED:

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in the appendix to the report and delegated powers being given to officers to amend condition where necessary including additional screening /planting at the site's entrance where it is most visible from the public highway, above and beyond what was shown in the approved landscaping plan.

11 Hope Valley Nature Reserve, Minsterley, Shropshire (25/01150/FUL)

The Principal Planning Officer introduced the application which was an application for the widening of the existing vehicular access, enlargement of the parking/turning area and formation of a forestry track, to include associated culverting of ditches.

Members were advised that the application had come to committee as part of the application land was owned by Shropshire Council.

RESOLVED:

That in accordance with the updated officer recommendation planning permission be granted subject to:

- delegated authority being given to the Planning and Development Services Manager to finalise a Section 106 agreement to secure funding for 30-year monitoring of Biodiversity Net Gain provision on-site; and
- the conditions listed in Appendix 1 of the Committee Report, subject to the amendment of condition 4 and the addition of condition 6 as follows:
 4. *Prior to the first use of any part of the development, there shall be submitted to and approved in writing by the local planning authority a verification report by an appropriately qualified and experienced Ecological Clerk of Works, to demonstrate full adherence to and implementation of the Dormouse Reasonable Avoidance Measures Method Statement (RAMMS) set out in Chapter 4 of the 'Dormouse habitat assessment and recommendations' report*

by Phillip Playford (dated 16th December 2024 and received by the local planning authority on 25th March 2025). This shall include details of any pre-commencement checks undertaken.

- 6. *All works associated with the development hereby permitted, including site clearance works, shall be carried out in accordance with the mitigation and enhancement measures recommended in Section 4 of the submitted Ecological Impact Assessment (referenced MW0029, dated 13th February 2025 and received by the local planning authority on 25th March 2025).*

12 2 Glebe Cottages Wistanstow Craven Arms Shropshire SY7 8DQ (25/00830/FUL)

The Principal Planning Officer introduced the application which was an application for the erection of a single storey side (north) extension and the formation of a doorway and porch to the front (east) elevation.

The Principal Planning Officer advised that the application was before the committee as the applicant worked for Shropshire Council and reported directly to the Planning Service Manager

RESOLVED:

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in the appendix to the report

13 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 24 June 2025 be noted.

14 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday 22 July 2025 at The Guildhall, Frankwell Quay, Shrewsbury.

Signed (Chairman)

Date: