



Committee and Date

Southern Planning Committee

INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 26 August 2025

2.00 - 3.05 pm in the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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, Sam Walmsley and Ed Potter (Substitute) (substitute for Nigel Lumby)

22 Apologies for Absence

Apologies for absence were received from Councillor Nigel Lumby.

Councillor Ed Potter substituted for Councillor Lumby

23 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 22 July 2025 be approved as a correct record and signed by the Chairman.

24 Public Question Time

There were no public questions

25 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

With regard to application 25/02112/FUL, Councillor Hignett declared a pecuniary interest.

26 Proposed Development Land South Of A458 Off Oldbury Road Bridgnorth Shropshire (25/01257/FUL)

The Senior Planning Officer introduced the application which was for full planning permission for a Cross Subsidy Housing Scheme comprising of 4 No. affordable

houses, 6 No open market dwellings all with garages, construction of new access road and alterations to existing field access and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

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

Members welcomed the amount of affordable housing and the general layout of the site but expressed concerns regarding the sustainability of the site, the effect on the conservation area and the effect on the environment.

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 contrary to the principles set out in the National Planning Policy Framework (NPPF). Although a footpath connects Oldbury to Bridgnorth and the site appears proximate on plan, existing physical barriers—including distance, the nature of the route, and lack of public transport—make it insufficiently accessible. Prospective occupants would be heavily reliant on private motor vehicles for day-to-day activities, undermining the aim of promoting sustainable development, contrary to SC Core Strategy policies CS5, CS6 and CS17, SAMDev Plan Policy MD2 as well as the NPPF.
2. The proposed layout fails to demonstrate an effective or efficient use of land. Areas designated for public open space and biodiversity net gain (BNG) are inaccessible and may lead to encroachment by occupants. Contrary to SC Core Strategy policy CS9 and the NPPF.
3. The proposed development fails to demonstrate a well-designed place. While the architectural detailing of individual dwellings reflects local character, disproportionately large garage heights and design, the street frontage dominated by hard standing, and the parking provision is excessive for the scale of the development. Open spaces are poorly integrated, often inaccessible, and lack natural surveillance, failing to provide safe, healthy living conditions. Contrary to planning policy CS6 of the Shropshire Core Strategy and MD2 of the SAMDev and NPPF.
4. Notwithstanding the applicant's claim that this is a cross subsidy proposal, The provision of affordable housing at 40%, and open market dwellings, is not the mix of development required to meet this definition to benefit from being a cross subsidy scheme. Accordingly, the proposal is considered contrary to the relevant development plan policies MD7a of the SAMDev, policy CS5 of the Core Strategy and The Affordable Housing SPD.
5. The proposed development due to its siting and design would result in an unacceptable level of harm upon the setting of Oldbury Conservation Area contrary to policy MD13 of the SAMDev and the NPPF.

27 Spring Lea, Plealey Road Lea Cross Shrewsbury Shropshire (25/02112/FUL)

In accordance with his declaration Councillor Hignett left the table and took no part in the discussion and voting on this application

The Senior Planning Officer introduced the application which was for full planning permission for the use of land to site 40No additional caravans and associated works, including creation of new access road and repositioning of amenity block and parking area, and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

Councillor Allan Hodges spoke on behalf of Pontesbury Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Roger Evans, local Ward Councillor spoke against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Members welcomed the formation of a new access road but expressed concern regard the speed traffic travelled on the A488 and asked whether a speed limit could be imposed. Officers advised the meeting that this would be considered as part of the highways approval process.

RESOLVED

That in accordance with the Officer Recommendation planning permission be approved subject to the conditions set out in appendix 1 of the report

28 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 26 August 2025 be noted.

29 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 23 September 2025 at the Guildhall, Frankwell Quay, Shrewsbury.

Signed (Chairman)

Date: