



Committee and Date

Southern Planning Committee

INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 25 November 2025

2.00 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, George Hollyhead, Nigel Lumby, Colin Taylor and Beverley Waite

30 Apologies for Absence

Apologies for absence were received from Councillors Rachel Connolly, Joshua Dickin and Sam Walmsley.

31 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 26 August 2025 be approved as a correct record and signed by the Chairman.

32 Public Question Time

There were no public questions.

33 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.

No interests were declared.

34 Proposed Residential Development Land To The North Of Watts Drive Shifnal Shropshire (25/02776/FUL)

Members were advised that this application had been withdrawn.

35 Proposed Residential Development Land To The North Of The Old Hare And Hounds Cruckton Shropshire (25/02795/FUL)

The Senior Planning Officer introduced the application which was for the erection of 5No. open market and 5No. affordable dwellings, garages and a new access road [Revised Description], 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 in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

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

Members queried the sustainability of the site, with some highlighting the lack of pavements, street lighting, and proximity to public transport, while others noted the existence of bus services and the rural nature of Shropshire settlements. The officer and several councillors raised concerns about the practicality and safety of walking or cycling to local amenities, especially for older residents or families with children.

In response to a question regarding the Council's cross subsidy policy, the Senior Planning Officer clarified that the scheme did not meet this requirement and questioned the affordability of the proposed homes, even with a 20% discount, given local income data and average house prices.

Concern was raised the regarding the size and design of the proposed three-bedroom dormer bungalows, questioning whether they were genuinely suitable for downsizers, older residents, or first-time buyers. Some members noted that the dwellings appeared more like houses than traditional bungalows and doubted their affordability and appropriateness for the intended demographic.

RESOLVED:

That in accordance with the Officer recommendation planning permission be refused due to concerns regarding sustainability, affordability, and policy compliance.

**36 SpArC Bishop Castle Leisure Centre Brampton Road Bishops Castle
Shropshire SY9 5AY (25/03271/FUL)**

The Senior Planning Officer introduced the application which was for the replacement of roof weathering to swimming pool roof and provision of new insulated render system to the external walls of the swimming pool. Provision of external air source heat pumps and provision of new electrical sub-station, and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

RESOLVED:

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

37 **Schedule of Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 25 November 2025 be noted.

38 **Date of the Next Meeting**

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday 16 December in the Guildhall, Shrewsbury, SY3 8HQ.

Signed (Chairman)

Date: