



Committee and Date

Southern Planning Committee

INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 26 May 2026

2.00 - 5.00 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

Councillors Nick Hignett (Vice Chairman), Thomas Clayton, Rachel Connolly, George Hollyhead, Benedict Jephcott, Nigel Lumby, Colin Taylor, Beverley Waite, Sam Walmsley and Mark Owen (Substitute) (substitute for Chris Naylor)

4 Apologies for Absence

Apologies for absence were received from Councillor Chris Naylor

Councillor Mark Owen substituted for Councillor Naylor

5 Minutes

RESOLVED:

That the Minutes of the meetings of the Southern Planning Committee held on Tuesday 24 February 2026 and 14 May 2026 be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions submitted

7 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.

In respect of agenda item 8 Councillor Nigel Lumby stated that he was the Local Member for the site and that he would make a statement and then withdraw from the table and take no part in the debate or vote on the application

8 Proposed Residential Development Land East of Ford Shrewsbury Shropshire (25/04301/FUL)

The Principal Planning Officer introduced the application which was an application for the erection of 93no dwellings with associated infrastructure and landscaping and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

The Principal Planning Officer drew Members attention to the information contained in the schedule of late representations which had been circulated by email

The Principal Planning Officer confirmed that Members had attended a site visit prior to the meeting

Adam Shantry spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mark Duffell spoke on behalf of Ford Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Roger Evans, local Ward Councillor made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Alex Jones on behalf of the applicants spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During discussion members expressed the following concerns

- The proposals for 93 affordable dwellings would add a disproportionate number of dwellings and would adversely alter the mix of housing in the settlement
- 93 dwellings constituted over development of the site
- The proposed alterations to the existing traffic calming measure could adversely affect highway safety
- The proposed access point could create a hazard during school drop off and pick up
- The loss of the historic ridge and furrow and high-quality habitats would not be compensated for adequately by the proposed mitigations.
- The need for 93 affordable homes in the Ford area had not been proven

Following a vote it was **RESOLVED**

That contrary to officer recommendation planning permission be refused for the following reasons:

- The application site lies in an area of open countryside for planning policy purposes, contrary to CS5 and MD7a

- The proposal for 100% affordable housing would disproportionately alter the mix of housing within the settlement and adversely alters its character, contrary to CS5, CS6, MD2 and MD3
- The proposal for 93 dwellings would add a disproportionate number of dwellings to the rural settlement and is contrary to achieving sustainable development as set out in the NPPF and CS1
- The proposed access point off But Lane would result in a hazard with the opposing Primary School access point and school drop off and pick up, whereby the removal of existing traffic calming measures worsens highway safety for all users, contrary to CS6 and Paragraph 116 of the NPPF.
- The proposed development would see the total loss of historic ridge and furrow and irreversibly remove high quality natural habitats, whereby the proposed mitigation is unable to adequately address this loss resulting in an adverse impact on the historical and natural environments, contrary to CS17, MD12 and MD13.
- The proposal has failed to adequately demonstrate a local need for the proposed 93 affordable dwellings, furthermore unable to demonstrate a specific need for the proposed number of dwellings within the settlement of Ford, contrary to CS5, CS11 and the Type and Affordability of Housing SPD.
- The proposed development, by virtue of having an open countryside location, is contrary to the adopted spatial strategy and would result in an incursion into the undeveloped countryside in conflict with CS1, CS5, MD1 and MD7a.
- The proposal would result in the loss of local biodiversity and adversely impact on the natural environment, contrary to CS17, MD12 and Section 15 of the NPPF.
- The proposal site is insufficiently served by services, facilities and infrastructure to accommodate the proposed number of dwellings without making any suitable contributions to any improvements, contrary to CS8, CS9 and MD8.
- The proposal has failed to adequately demonstrate that it would not result in flood risk on-site, off-site or elsewhere, contrary to CS18 and Paragraph 170 of the NPPF.

And that delegated powers be given to officers to refine the reasons for refusal and ensure relevant policies applied.

9 Swancote Energy Ltd Anaerobic Digestion Plant at Swancote Farm, Swancote, Bridgnorth (25/02645/VAR)

The Principal Planning Officer introduced the application which was an application for the variation of Condition 3 (revised access proposals), Condition 9 (feedstock type) and Condition 10A (feedstock allowance) attached to permission 10/03881/MAW dated 20 December 2010 and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

The Principal Planning Officer drew Members attention to the information contained in the schedule of late representations which had been circulated by email she added that a further representation in the form of a solicitor's letter had been received

after the publication of the schedule of late representation and took Members though each of the points raised in the letter

The Solicitor read a statement on behalf of Rebecca Turner against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Nick Williams on behalf of the applicants spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members acknowledged that there were no objections for statutory consultees and welcomed the fact that energy crops would no longer be used in the plant.

RESOLVED

That in accordance with Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 with delegation to officers to review the conditions attached to 10/03881/MAW and redraft and reattach to the consent as appropriate.

10 Proposed Residential Development Land Off Benthall Lane And Bridge Bank Benthall Broseley Shropshire (25/03946/OUT)

The Planning Officer introduced the application which was an outline application (all matters reserved) for the development of 2 or 3 No. dwellings and with reference to the drawings and photographs displayed, he drew Members' attention to the location and layout.

Callum Urquhart spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Jayne Madeley (Clerk) spoke on behalf of Barrow Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

The Solicitor read a statement on behalf of Councillor Dan Thomas, against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Steven Locke on behalf of the applicants spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed concerns regarding highway safety. Officers advised that this would be considered as part of the reserved matters application.

RESOLVED:

That in accordance with Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1

11 Proposed Residential Development Land East Of Shaw Lane Albrighton Shropshire (25/03227/REM)

The Principal Planning Officer introduced the application which was an outline application (all matters reserved) for the development of 2 or 3No. dwellings and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Councillor Nigel Lumby, Local ward Member made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, he then left the table and took no part in the debate or voting.

Olivia Morris on behalf of the applicants spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the cycle and footway link through the site and the amount of affordable dwellings. They expressed concern regarding the provision of green space and play areas and requested that some thought be given to the provision of an area for older children possibly with a youth shelter.

RESOLVED:

That in accordance with Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 with delegation to officers for any alterations to conditions as required.

12 Marches Biogas Limited Biodigester Station Coder Road Ludlow Shropshire (26/00870/VAR)

The Principal Planning Officer introduced the application which was an application for the variation of Condition No. 2 attached to permission 25/00309/FUL dated 27 March 2025 and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

Members considered the amendments to be minor and acceptable.

RESOLVED:

That in accordance with Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1

13 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 26 May 2026 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,30th June 2026

Signed (Chairman)

Date: