Minutes from the meeting of Highley Parish Council Planning Committee Meeting held in Highley Library within the Severn Centre on Monday 5th August at 6.30pm.

00. Parishioners Time

It was proposed to accept to suspend standing orders during this meeting to allow parishioners to speak at the start of each agenda item at the discretion of Chair. **RESOLVED TO ACCEPT.**

 ***Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting. Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of member’s interest maintained by the monitoring officer.***

**01 Apologies for absence and reasons for absence**

Apologies received from Councillor Thakrar and Quinn- **RESOLVED TO ACCEPT** these apologies. No apologies from Councillor Griffin received.

**02. To review proposed Tree Works- 24/02789/TPO**

PROPOSED TREE WORKS: Fell 1no Oak protected by the Shropshire Council (Land at

Abdon Close, Wyre Close & Staley Grove, Highley) TPO

2019 (Ref: SC/00442/19)

LOCATION: 18 Wyre Close, Highley, Bridgnorth, Shropshire, WV16

6DX.

OS REFERENCE: 373434 – 284147

It was resolved to **OBJECT** on the grounds that an arboriculturist needs to produce a report of the tree requested to be felled.

**03. To review planning application - 24 /02575/FUL**

Address:  Proposed Affordable Dwelling At Land At Coombys Farm, Severn Side, Highley, Shropshire

Proposal:  Erection of an affordable dwelling (in response to an identified local need), detached garage and associated works

Applicant: Mr Thomas Herbert (c/o agent - Dyanne Humphreys Planning, 24 St Johns Hill, Shrewsbury, SY1 1JJ)

Parishioner A spoke explaining the scheme and his desire to build using the proposed affordable dwelling application.

It was **RESOLVED** to **SUPPORT** this application.

**04. To review Planning application- 24/02651/FUL**

DEVELOPMENT PROPOSED: Conversion of former Public House to Large 17 Bedroom HMO LOCATION: Castle Inn, Woodhill Road, Highley, Bridgnorth, Shropshire. OS REFERENCE: 373303 – 284505 APPLICANT: Jassy Sidhu

37 parishioners were present, and several wished to speak. This was allowed due to the suspension of standing orders.

Parishioner B has stated that Factual errors, false conclusions, and that the application is built on a false premise. To add to this they believe it is unsafe and unsanitary and that there has been no identified local need for this type of accommodation.

Parishioner C explained to council that as a local resident the drainage around this area would not withstand an accommodation of this level of occupancy.

Parishioner D raised to council the quality of survey and validity relating to Defra metric 4 . They believe that amenity provisions are lacking and question the validity of the local plan.

Parishioner E stated that the provision for parking for 33 residents is non-existent. This would also come with issues due to window heights for opposing houses.

Parishioner F stated her feelings that Highley is forgotten.

Parishioner G stated that there is no local need and poor transport links will hinder these residents. It was noted that there is no separate fire escape for higher floors.

There was a consensus within parishioners that the local need for Highley is that of starter accommodation such as- individual flats. It was noted that there is a lack of neighbourhood plan within Highley.

It was **RESOLVED** to **OBJECT** this application due to the grounds of –

Looking at the Adopted Core Strategy March 2011, Highley Parish Council wishes to object based on these grounds-

CS6 : Sustainable Design and Development Principles

Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision.

CS7 : Communications and Transport

Sustainable economic growth which supports vibrant communities living within a sustainable pattern of development is affected not only by decisions on the location of investment and development but also by good communication infrastructure and services and by the range of accessible and affordable opportunities for travel and transport

CS11 : Type and Affordability of Housing

Seeking to ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard.

Further to the above the following grounds for objection were agreed-
Overlooking and loss of privacy, parking, highway safety and traffic. Layout and density of the building, access within the building- including lack of disabled access, all mitigating comments are made on a false premise and the application is factually incorrect.

**05.To review planning application- 24/02754/FUL**

PLANNING REFERENCE: 24/02754/FUL DEVELOPMENT PROPOSED: Proposed two storey side and single storey rear extension LOCATION: 3 Whittle Close, Highley, Bridgnorth, Shropshire, WV166LR. OS REFERENCE: 374281 – 283636 APPLICANT: Mr J Vale

Parishioners present to explain the need for the adaptation due to personal circumstances. It was **RESOLVED** to **SUPPORT** this application.

**06. To review planning application- 24/02852/FUL**

Planning reference: 24/02852/FUL

Development proposed: Change of use of land to site 21 lodges for holiday accommodation with parking, access track, site office and sewage treatment plant.

Location: Netherfield Lodge Park, New England Lane, Highley, WV16 6ET

OS Reference: 373166-283859

Applicant: Vanguard Parks Limited

Parishioner D stated that the landscaping provision and sustainable drainage, access to site. If any soil has been moved in or out of site, there is need to request a contamination assessment. Also request a topographical survey.

There were concerns raised regarding the traffic, the drainage at the site and the sewerage issues on site, the lack of splain entrance with a wall having been built at the site entrance which has not followed the original planning application. Therefore, the Highways criteria from the original application has not been met.

It was discussed that planning enforcement may need to be contacted.

It was **RESOLVED** to **OBJECT** due to the hours of operation, the debris of the site present on the highway, the need for a contamination assessment due to movement of soil from the site and a topographical assessment needed.