



Much Wenlock Town Council

Planning & Environment Committee Meeting

1st July 2025

Supporting Papers

01/25

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 10th June 2025 at the Guildhall, Much Wenlock

Present: Councillors Paul Madeley, Daniel Thomas, Chris Tyler and Cherie Whiteman.

In attendance: Trudi Barrett – Town Clerk, 10 members of the public.

1. Election of Chairperson

It was **RESOLVED** to elect Councillor Daniel Thomas as Chairperson of the committee.

2. Election of Deputy Chairperson

It was **RESOLVED** to elect Councillor Chris Tyler as Deputy Chairperson of the committee.

3. Apologies

Councillor David Fenwick – holiday, Councillor Daisy Whiteman – family commitment.

4. Disclosure of Pecuniary Interests

Members were 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 Members' Interests maintained by the Monitoring Officer.

Councillor Thomas declared an interest in agenda item 12, Correspondence from Lovell Strategic Land.

5. Dispensations

None requested.

6. Public Session

Two members of the public had requested to speak on applications 25/01655/FUL and 25/01656/LBC for the Raven Hotel, Barrow Street:

- a. The speaker stated that the proposed three dwellings and ancillary areas would cover a disproportionate amount of the total property and would significantly impact on its future use and benefit to the community. The building was Grade II listed and Plot 1 included the restaurant where Baron Pierre de Coubertin spoke on his visit to Much Wenlock, which inspired the modern Olympic Games. This Olympian connection was not mentioned in the planning application. The hotel's potential to bring further value to the town should be retained for wider public use. Conversion of the historic, Grade II listed building would be an irreversible mistake and should be reconsidered.
- b. The second speaker spoke on behalf of the occupants of four properties adjacent to The Raven. He stated that, overall, those residents supported the development of the site into residential properties. However, they had several key concerns and objections. In summary, these were:
 - Licensing and covenant issues – it was understood that there was a covenant on the property stating it must remain a hotel; would the current licence for a hotel be valid after conversion?
 - Access and construction management – residents had vehicular access to their properties via The Raven driveway. This was misrepresented in the application. Concerns were also expressed about disruption during construction and the need for a detailed Construction Management Plan.
 - Environmental and amenity concerns – including lighting and landscaping.
 - Wildlife and ecology – the need for ecological assessments.
 - Dated documentation – the layout plans submitted were out of date and did not accurately reflect the current layout of properties adjoining The Raven driveway and car park.
 - Waste management – concerns about management of waste collection for the new dwellings.

Concerns were also expressed about the current use and long-term intentions for the property.

7. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 29th April 2025 be **APPROVED** and signed as a true record.

02/25

8. Planning Applications

Members considered the following applications and resolved to respond as noted:

<p>25/01655/FUL Raven Hotel, Barrow Street, Much Wenlock</p>	<p>Conversion of (disused part) of hotel/restaurant into three dwellings, formation of parking area.</p> <p>It was RESOLVED to object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Policy MW16 in the emerging Much Wenlock Neighbourhood Plan protects hotels and public amenities. 2. There is a lack of detail in the application, particularly around access for existing properties, environmental and amenity concerns. NB. The layout plan is out of date and does not accurately reflect access for the adjacent properties. 3. Lack of parking provision in the town; having three dwellings greatly reduces the amount of parking for visitors to the pub, which will cause problems on Much Wenlock's congested streets as many will refuse to pay for parking in public car parks. 4. The heritage statement is insufficient and does not mention the historic importance of the hotel and its Olympian connection: the Raven Hotel has a long and distinguished connection to the revival of the modern international Olympic movement. In 1890 the Raven hosted a banquet to honour the visit of Baron Pierre de Coubertin, the man credited with reviving the modern Olympics. Speeches given by Coubertin and William Penny Brookes, WOS founder, are the first mention of the formation of the International Olympic Committee (IOC). Since then, the Raven has continued to host events and visits by leading Olympic figures. The hotel forms part of the Olympian Trail around Much Wenlock and is visited by international and national media as well as visitors to the town due to its importance in Olympic history. 5. There is no detail on interior alterations to the building. 6. There is a lack of detail in the landscaping plan. 7. There is no ecological assessment provided. 8. There appears to be insufficient capacity for waste and recycling bins. 9. The loss of a significant part of the hotel premises, including the kitchen, would have an adverse and irreversible effect on tourism in the town. 10. Comments from the Conservation Officer cannot be viewed on the website. <p>In addition, Councillors wished to raise the following queries:</p> <ol style="list-style-type: none"> 11. It is understood that there is a covenant on the property which states that it must remain a hotel – could this be investigated? 12. Would the current hotel licence still be valid if the conversion went ahead?
--	--

The members of the public left the meeting.

<p>25/01656/LBC Raven Hotel, Barrow Street, Much Wenlock</p>	<p>Works to Listed Building to enable conversion (disused part) of hotel/restaurant to three dwellings.</p> <p>It was RESOLVED to repeat the comments stated above for application 25/01655/FUL.</p>
<p>25/01732/LBC Gaskell Arms, High Street, Much Wenlock</p>	<p>Minor external repair works and redecoration.</p> <p>It was RESOLVED to support the application.</p>

03/25

25/01849/TCA The Old Vicarage, Victoria Road, Much Wenlock	Various works to trees (see schedule) within Much Wenlock Conservation Area. It was RESOLVED no objection.
25/01722/OUT Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	Outline application, with all matters reserved except for principal means of access, for development comprising up to 1,500 residential dwellings (Use Class C3) including specialist housing for older people (Use Class C2 or C3), up to 14.6ha of employment land of Use Class E, B2 and B8a uses, a mixed-use local centre of up to 1,500sq.m of Use Class E and F.2 uses, a primary school (Use Class F.1), country park and other open space including sports pitches and associated facilities, access roads and landscaping with associated works including demolition, infrastructure, earthworks and drainage. It was RESOLVED to submit the following representation: Much Wenlock Town Council's position is NEUTRAL on the above planning application; however we would make the following comments:- <ol style="list-style-type: none"> 1. The Tasley Garden Village development will deliver considerably greater traffic movements (<i>171 am peak/155 pm peak</i>) through the Gaskell Corner junction, than either the Ironbridge Power Station site (<i>83 am peak/80 pm peak</i>) or the Tasley Gateway site (<i>74 am peak/80 pm peak</i>). 2. For this reason, Much Wenlock Town Council considers it to be imperative that the impact of the Garden Village traffic on the Gaskell Corner is fully tested and understood. 3. Shropshire Council's Highways consultants, WSP have built a microsimulation traffic model (VISSIM) <i>exactly</i> for this purpose. The traffic from 1000 of the Garden Village houses has already been tested using the model, but <i>not</i> the additional 500 homes. 4. Much Wenlock Town Council's expectation is that the VISSIM model will be run to test the impact of the additional 500 Garden Village houses on the Gaskell Corner improvement scheme proposed by WSP in their Feasibility Study. 5. Much Wenlock Town Council strongly supports Shropshire Council's consistent approach towards financial contributions for highway improvements connected with the Gaskell Corner. The Tasley Garden Village development should contribute £350 per dwelling; the same as the Tasley Gateway scheme.
25/01576/FUL 17 St Marys Road And Wheatland Garage, Much Wenlock, Shropshire, TF13 6HN	Change of use of C3 dwelling to storage associated with service station and use of rear amenity to form parking area with EV chargers. It was RESOLVED to object to the application on the following grounds: Councillors object to the change of use for 17 St Mary's Road and the loss of a three bedroomed residential property in the town. The Draft Local Plan indicates that Much Wenlock should deliver around 200 additional dwellings, illustrating the need for housing in the town. The property is in good repair and currently occupied.

13. Planning Decisions

Members noted the following planning decision:

25/01350/TCA Apple Tree Cottage, Sheinton Street, Much Wenlock	Remove approx. 40-50% of the height of 1no Silver Birch within Much Wenlock Conservation Area. Decision: Consent by Right – Trees
--	---

04/25

14. Much Wenlock Neighbourhood Plan

Members noted that the Regulation 16 consultation on the Submission Version of the Draft Much Wenlock Neighbourhood Plan 2024 to 2028 was expected to commence on 13th June and run until 25th July 2025.

15. Correspondence from Marrons

Members noted that the Clerk had written again to Marrons on 5th June regarding their request for a meeting with Councillors, made on 24th March, but had received no response to date. Councillor Thomas reported that the Development Director of Boningale Homes had been in touch with him in his capacity as Shropshire Councillor to request a meeting. Councillor Thomas had responded asking that the Director contact the Town Council to arrange a meeting with Town Councillors.

Having declared an interest in the following item, Councillor Daniel Thomas left the meeting.

16. Correspondence from Lovell Strategic Land

Members noted correspondence from Lovell Strategic Land. **It was RESOLVED to arrange a meeting between members of the Planning Committee and representatives of Lovell Strategic Land.**

Councillor Thomas returned to the meeting.

17. Potential Solar Development at Bourton

To date, the Clerk had received no response from the landowner to the Town Council's letter of enquiry regarding a potential solar development at Bourton, sent on 12th May 2025. Members noted correspondence received by a resident of Bourton on the subject.

It was RESOLVED to send a copy of the Town Council's letter to an alternative address for the landowner.

18. Flooding Matters

- a. There was nothing to report from the Strategic Flood Working Group.
- b. Councillors noted that the Much Wenlock Flood Action Group had significant criticisms of the Reservoir Safety Report on Shadwell Quarry, prepared by Mott MacDonald on behalf of the Environment Agency. The Flood Action Group had discussed the report with the National Flood Forum and a response was being prepared. Once the report was ready, the Planning & Environment Committee would consider their support.
- c. Other flooding matters: Councillors considered how to store the sandbags by Back Lane car park in a better way. Councillor Cherie Whiteman agreed to investigate options.

19. Transport and Highways Matters

There was nothing to report from the Transport Working Group.

20. Much Wenlock Road, Buildwas

- a. Members noted correspondence regarding Section 278 highway improvement works on the Much Wenlock Road, Buildwas, associated with the new housing development at the former power station, from Monday, 9th June until Friday, 13th June, between 20.00 and 06.00 hrs.
- b. Members considered correspondence regarding diversion works on Buildwas roundabout, Buildwas Road, scheduled from 14th July 2025 for 8 weeks. The Clerk was asked to seek confirmation that the road would be open outside of the hours with manual control in operation.

21. Climate Change and Ecological/Nature Emergencies***22. Street Lighting *****23. Street Naming *****24. Footpath/Bridleway Creation Orders*****25. Footpath Diversion Orders***

Members noted that the Clerk was awaiting further information on the situation on the ground in relation to the diversion of the Atterley footpath before addressing this with Shropshire Council's Rights of Way officer.

05/25

26. Road Closures*

Members noted the following road closures:

- a. Location: Much Wenlock Road, Buildwas
Date/Time: Monday, 9th June to Friday, 13th June 2025, 20.00 hrs to 06.00 hrs
Purpose: Highway resurfacing
Agency: Shropshire Council
- b. Location: High Street, Much Wenlock
Date/Time: Saturday, 21st June 2025, 06.30 hrs to 16.30 hrs
Purpose: Made in Shropshire market
Agency: Much Wenlock Town Council

27. Tree Preservation Orders*

28. Stopping Up Orders*

29. Speed Limit Orders*

30. Prohibition Orders*

31. Date of Next Meeting

Members noted that the next meeting would be held on Tuesday, 1st July 2025 at the Guildhall, Wilmore Street, Much Wenlock.

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was RESOLVED that the public and press should not be present.

32. Planning Enforcement

Members noted correspondence relating to an ongoing enforcement matter.

The Clerk had requested further information regarding a safety concern reported to Shropshire Council's Building Control department.

The Clerk was asked to submit an enquiry form in relation to another possible enforcement matter.

The meeting closed at 9.00 pm

Signed.....(Chairperson)

Date.....

DECISION NOTICE

DETERMINATION OF APPLICATION FOR VARIATION OF CONDITION

Location:	Shadwell Quarry, Farley Road, Much Wenlock, Shropshire
Proposed Development:	Variation of Conditions 2 and removal of condition 15 attached to planning permission 09/02701/FUL dated 23 December 2009
Application No.	24/04760/VAR
Date Received:	18th December 2024
Applicant:	Mr Chris Nedic
Date of Decision:	24th June 2025

Shropshire Council hereby **GRANT VARIATION OF CONDITION** as shown below. Please note that the conditions must be met otherwise legal action may be taken to prevent the development from proceeding.

VARIATION OF CONDITIONS

1. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

2. No built development shall commence on site until details of all external materials have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the external appearance of the development is satisfactory.

3. Within 3 months of the date of this planning permission, details of existing and proposed finished ground levels must be submitted to and approved by the local planning authority. All works are to be carried out in accordance with the approved drawings.

Reason: In the interest of maintaining the amenity value of the area.



4. No further works shall take place on site until a European Protected Species (EPS) Mitigation Licence with respect to great crested newts has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority.

Reason: To ensure the protection of great crested newts, which are European Protected Species.

5. No further development of the site shall take place (including demolition, ground works and vegetation clearance) until a habitat management plan of the on and off site gains has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- Description and evaluation of the features to be managed;
 - Ecological trends and constraints on site that may influence management;
 - Aims and objectives of management;
 - Appropriate management options for achieving aims and objectives;
 - Prescriptions for management actions;
 - Preparation of a works schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - Personnel responsible for implementation of the plan;
 - Detailed monitoring scheme with defined indicators to be used to demonstrate achievement of the appropriate habitat quality;
 - Possible remedial/contingency measures triggered by monitoring;
 - The financial and legal means through which the plan will be implemented.

All works shall be carried out as per the approved plan.

Reason: To protect and enhance features of recognised nature conservation importance, in accordance with MD12, CS17 and section 192 of the NPPF.

6. No further development of the site shall take place (including demolition, ground works and vegetation clearance) until a detailed landscaping plan of the hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. The submitted plan shall include:
- The provision of additional planting at the site entrance to provide visual screening from the public highway above and beyond that shown in the approved Detailed Soft Landscaping Plan (Ref. BEA-22-117-C-06-P03, BEA Landscape Design Ltd, received 9th May 2025).
 - Planting plans
 - Creation of wildlife habitats and features
 - Enhancement of Great Crested Newt habitat
 - Written specifications for establishment of planting and habitat creation
 - Schedules of plants/seed mixes, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate
 - Means of enclosure

- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
- Implementation timetables

Native species used are to be of local provenance (Shropshire or surrounding counties).

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

7. No further development of the site shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- An appropriately scaled plan showing Wildlife/Habitat Protection Zones where construction activities are restricted, where protective measures will be installed or implemented;
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- Requirements and proposals for any site lighting required during the construction phase;
- A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
- The times during construction when an ecological clerk of works needs to be present on site to oversee works;
- Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of Wildlife Protection Zones to all construction personnel on site.
- Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 192 of the NPPF.

8. In this condition 'retained tree' means an existing tree, woody shrub or hedge which is to be retained in accordance with the approved plans and particulars; and any tree, woody shrub or hedge planted as a replacement for any 'retained tree':

No retained tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars,

without the prior written approval of the LPA. Any approved tree works shall be specified and carried out by a competent arborist in accordance British Standard 3998: 2010 Tree Work - Recommendations, or its current version.

The tree protection measures detailed in the Tree Protection Plan (BEA-22-117-04 REV PO2) shall be fully implemented to the written satisfaction of the LPA, before any further development-related equipment, materials or machinery are brought onto the site. The tree protective barrier shall be installed in accordance with Figures 2 or 3 of BS5837: 2012 - Trees in Relation to Design, Demolition and Construction.

The development shall be implemented in accordance with the Tree Protection Plan (BEA-22-117-04 REV PO2). The approved tree protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site.

All services and drainage infrastructure will be routed outside the Root Protection Areas indicated on the approved Tree Protection Plan (BEA-22-117-04 REV PO2). Thereafter the development shall be carried out strictly in accordance with the approved tree protection plan.

No further works associated with the development permitted may take place and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a responsible person has been appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The LPA will be informed of the identity of said person.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

9. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standard 4428:1989. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

10. Within six weeks of the date of this permission, a peregrine falcon inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence, or a change in status, of peregrine falcons is recorded during the pre-commencement survey then the ecologist shall submit a mitigation strategy for prior approval that sets out appropriate actions to be taken during the works. These measures will be implemented as approved.

Reason: To ensure the protection of Peregrine Falcons under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

11. A 200m exclusion buffer shall be temporarily fenced off from any known peregrine falcon nests, as illustrated in Annexe 5.1 of the Ecological Mitigation & Enhancement Strategy (Focus Environmental Consultants, October 2024). No access, material storage or ground disturbance shall occur within the buffer zone. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure the protection of Peregrine Falcons under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended)

12. All works to the site shall occur strictly in accordance with the mitigation, enhancement and monitoring measures regarding bats, birds, herptiles, peregrine falcons and hazel dormice as provided in Section 2 and 3 of the Ecological Mitigation & Enhancement Strategy (Focus Environmental Consultants, October 2024).

Reason: To ensure the protection of and enhancements for bats, great crested newts and hazel dormice, which are European Protected Species, peregrine falcons which are a Schedule 1 species, protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended), birds which are protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended) and herptiles which are protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended).

13. Five years from the date of this permission, a report outlining Great Crested Newt and Peregrine Falcon presence/ absence over the five year period, will be submitted to the Local Planning Authority. If significant population decline is evident a compensation strategy shall be submitted and approved by the Local Planning Authority. The strategy will be implemented in accordance with the approved details.

Reason: To ensure the protection of and enhancements for great crested newts, which are European Protected Species, peregrine falcons which are a Schedule 1 species, protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended), birds which are protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended).

CONDITIONS THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

14. Prior to first occupation / use of the development hereby approved, an appropriately qualified and experienced Ecological Clerk of Works (ECW) shall provide a report to the Local Planning Authority demonstrating implementation of the Great Crested Newt Reasonable Avoidance Measures Method Statement (RAMMS), on the outbuilding

present at the site as set out in Section 2 of the Ecological Mitigation & Enhancement Strategy (Focus Environmental Consultants, October 2024).

Reason: To demonstrate compliance with the great crested newt RAMMS to ensure the protection of great crested newts, which are which are European Protected Species.

15. Prior to first occupation / use of the approved development, the makes, models and locations of wildlife boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:
 - A minimum of 15 external woodcrete bat boxes, suitable for nursery or summer roosting for small crevice dwelling bat species.
 - A minimum of 30 artificial nests, of external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), and/or small birds (32mm hole, standard design).
 - A minimum of 2 artificial nest, suitable for Peregrine Falcon (Peregrine Falcon nest box).
 - A minimum of 2 hibernaculum will be created to provide refuge for great crested newts.
 - A minimum of 3 hedgehog domes (standard design) to provide refuge for hedgehogs.
 - A minimum of 5 invertebrate boxes (standard design) suitable for pollinators.

The boxes shall be sited in suitable locations, with a clear flight path, where appropriate, and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 192 of the NPPF

16. Within 3 months of the date of this planning permission, drainage plans for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

17. The development hereby permitted shall not be brought into use until the car parking shown on the approved plans has been provided, properly laid out, hard surfaced and drained, and the space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate car parking, to avoid congestion on adjoining roads, and to protect the amenities of the area.

CONDITIONS THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

18. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trusts Guidance Note 08/1823 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

19. Any gates provided to close the proposed access shall be set a minimum distance of 5 metres from the carriageway edge and shall be made to open inwards only.

Reason: To ensure a satisfactory form of access is provided in the interests of highway safety.

20. The chalets hereby approved shall only be used for holiday accommodation and not for permanent residential occupation and shall be occupied only by persons whose main residence is elsewhere. The owners/ operators of the site must maintain an up-to-date register of the names of all the owners and occupiers of the individual chalets hereby approved and of their main home addresses, and must make this information available at all reasonable times to the Local Planning Authority. The register shall be collected by the caravan site licence holder or his/her nominated person.

Reason: To prevent the establishment of permanent residential planning units in an area where new dwellings would not normally be permitted.

Schedule 1 - Approved plans, drawings, documents

Description	Reference	Date Received
Tree Survey	BEA-22-117-C-04-P02	28.01.2025
Proposed Elevations	S8057	30.09.2009
Proposed Elevations	S8079	30.09.2009
Proposed Elevations	06-32-03	30.09.2009
Location Plan		01.10.2009
Landscaping Details	BEA-22-117-C-06-P03	09.05.2025
Site/Block Plan Proposed	BEA-22-117-C-07-P03	09.05.2025
Landscaping Details	BEA-22-117-C-05-P03	09.05.2025

INFORMATIVES

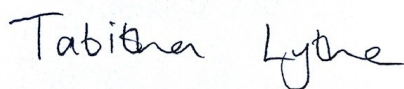
In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

The above conditions have been imposed in accordance with both the policies contained within the Development Plan and national Town & Country Planning legislation.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" which can be found using the following link:
<http://www.shropshirefire.gov.uk/planning-applications>

If your project relates to a **Listed Building** please be aware that if, during the process of obtaining Building Regulation Approval or undertaking Fire Safety works amendments to the scheme as approved under the Listed Building Consent are requested, it is very likely that you will need to amend your approved drawings regardless of how minor the alteration may be. If this is the case, please contact the Case Officer and they will determine what action is required. Work should not be proceed until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).



Tabitha Lythe
Planning and Development Services Manager

Case officer: Jennifer Powell, Senior Planning Officer, 01743255329
Southern Team, planning.southern@shropshire.gov.uk - 01743 258920

NOTES

Conditions

You will see that your decision notice includes a number of conditions:

- You must comply with all of the conditions. If you are unclear about any of them, please contact the Planning Officer who dealt with the application.
- Some of the conditions may require you to submit further information to the Council for approval. Most conditions will need to be complied with before you start work on site.
- If you think any of the conditions are unreasonable you may appeal to the First Secretary of State, through the [Planning Inspectorate](#).
- Please also ensure that you comply with the requirements of any Legal Agreement that may accompany the planning permission.

Informatives

Your decision notice includes a number of informatives. This gives you some extra guidance and advice which will help the development process. Please note your Decision Notice gives permission only under the Town and Country Planning Acts. You may need other approvals, for example under the Building Regulations, or Party Wall Act, or permission from your neighbour to go onto his/her land.

Amendments

If you need to alter your approved drawings please send full details to us regardless of how small the alteration is. Your case officer will determine whether this can be agreed through a simplified exchange of correspondence or whether a revised application needs to be submitted. Further guidance can be found at www.shropshire.gov.uk/planning. You should not commence work until the amendment has been approved in writing by the Council. This is **particularly important** if the project involves a **Listed Building** and work should not be proceeded until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. The appeal must be made on a form which can be obtained from the Planning Inspectorate at Customs Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online through the Planning Portal website at www.planningportal.gov.uk/pcs

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after

the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (appeals@shropshire.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Planning Policy Update

Daniel Corden
Principal Planning Policy Officer

The Development Plan

Section 79(2) of the Town & Country Planning Act states that when determining Planning Applications regard must be given to *"the provisions of the Development Plan, so far as material to the application."*

Section 38(6) of the Planning & Compulsory Purchase Act specifies when doing so *"determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The **Development Plan** in Shropshire consists of:

- The **adopted Local Plan** which collectively covers the period 2006-2026 and comprises:
 - The [Core Strategy \(2011\)](#): sets out the vision, strategic objectives, broad spatial strategy, and strategic policies.
 - The [Site Allocations and Management of Development \(SAMDev\) Plan \(2015\)](#): provides detailed 'development management' and 'settlement' policies to guide future development and identifies site allocations.
 - *Note: The adopted Local Plan remains part of the Development Plan until a new one is adopted - even beyond the end of the plan period.*
- **'Made' Neighbourhood Development Plans**
 - *There are currently nine [made Neighbourhood Plans](#) and several more [in preparation](#).*

Other policy documents, such as Supplementary Planning Document (SPDs) and Interim Guidance Notes are **not** part of the Development Plan but are material considerations in decision making.

The Local Plan

Purpose is to provide a **vision and strategy** for the long-term sustainable development of an area.

This includes identification of sufficient land allocations to meet defined needs, and policies to manage development. Key areas Local Plans consider:

- Sufficient housing and employment land supply – supported by site allocations.
- Promoting appropriate residential mix, e.g. dwelling sizes, types and tenures.
- Providing opportunities for affordable housing.
- Supporting a diverse employment offer.
- Supporting town centre regeneration.
- Supporting necessary infrastructure provision – supported by Infrastructure Plan & Place Plans.
- Managing and protecting sensitive environmental assets – e.g. Shropshire Hills National Landscapes and Clun Catchment.
- Supporting green infrastructure and quality open space.
- Protecting water resources and water quality.
- Ensuring sufficient mineral provision and waste management infrastructure.
- Promoting appropriate renewable energy provision.

The Local Plan – Recent Experience

Draft Shropshire Local Plan (2016-2038)

- Extensive consultation and evidence base prepared over a number of years.
- Prepared under the old Standard Methodology for assessing local housing need.
- Submitted for Examination in Sept 2021.
- Included significant housing and employment allocations in seeking to achieve circa 31k dwellings (1,430 dwellings per annum) and 320ha (15.5ha per annum) of employment land.
- Development management policies on range of issues, including residential mix; affordable housing; climate change; high quality design; managing development in the River Clun and Shropshire Hills National Landscape etc.

Examination Process

- Public hearing sessions held in July 2022, January 2023, May 2023 and October 2024.
- Proved challenging, with significant levels of objection from 'omission' site promoters.
- Met our legal requirements, but Inspectors had significant soundness issues which despite attempts they felt could not be resolved within reasonable timescales.
- Proposed withdrawal of the Plan in July 2025.

A Changing National Picture

- Both the National Planning Policy Framework (NPPF) and Standard Methodology for assessing Local Housing Need were updated on the 12 December 2024.
- Generally, changes resulting from these updates are seen as one of most significant to national Planning Policy in 20 years.
- Key underlying motivation is responding to the national housing agenda - delivering 1.5 million new homes by the end of the Government's five-year term.
- Very significant implications for Shropshire (and many other rural authorities). This includes:

- **Housing:**

Expectation is Local Plans seek to meet Local Housing Need; Local Housing Need can only be assessed using the Standard Methodology; and Local Housing Need has been subject to large increases in many areas.

The Standard Methodology utilises two key datasets, Existing Dwelling Stock (data generally published in May of each year) and Affordability Ratios (data generally published in March of each year).

Shropshire's current Local Housing Need is **2,025 dwellings per year** (under the previous methodology need was 1,070 dwellings per annum) – uplift of over 89%.

A Changing National Picture

- **Green Belt:**

Introduction of a new sub-category termed **Grey Belt**. This is PDL or land that does not strongly contribute to Green Belt purposes a (check the unrestricted sprawl of large built-up areas), b (preventing the merging of neighbouring towns) or d (preserving the setting & special character of historic towns).

The Council has secured Government funding and is now commissioning a new assessment to identify Grey Belt.

- **Transitional Arrangements**

Specify circumstances where 'earlier' Local Plan reviews are required. This includes where housing requirements in Local Plans (adopted after the 12th March 2025) meet less than 80% of the new Local Housing Need.

- **Plan-led system**

Emphasis that the planning system & decisions on planning applications remains **plan-led**.

- Government has also signalled a **new streamlined plan-making system** is coming.
- This expects Local Plans to take **30 months** from start to adoption.
- Details expected in **Spring 2025...**

Timescales

Transitional arrangements in updated NPPF mean Next Local Plan process had to commence on implementation of new plan-making system, irrespective of what happens with the draft Local Plan at examination (proposed to be withdrawn).

Timescales outlined in the [Local Development Scheme](#) (project plan) agreed in February 2025:



Note:

Early 'scoping' work includes collection of new and updated evidence, for example Green Belt Study; Economic Development Needs Assessment; *Call for Sites*; Gypsy & Traveller Needs; and Local Aggregates Assessment.

Formal '30 month' preparation process starts in January 2026 – to include development of overall vision, objectives and spatial strategy; assessment of sites and consideration of options; identification of policy scope and framework; and consideration of evidence.

Consultation on First and Final Draft Plan - Subsequent consideration of responses, refinement of proposals and updates to evidence.

The Next Local Plan (2025-2045)

Key Opportunities and Challenges

Aligning vision and objectives with wider Council priorities, e.g. Shrewsbury Moves Strategy, emerging Local Transport Plan, etc.

Delivering new Local Housing Need (currently 2,025 dwellings per annum).

Balancing housing needs with employment land delivery.

Considering infrastructure implications on existing and future communities.

Making efficient use of land, e.g. densities in development and ensuring sustainable brownfield options are utilised.

Responding to our changing climate – location and design of new development.

Ensuring development remains viable.

Delivering against new timetable and new Plan Making System (awaiting further details...).

Five Year Housing Land Supply

- The NPPF stipulates that where adopted Local Plans are more than five years old, housing land supply is assessed against Local Housing Need.
- Governments new standard methodology significantly increases Local Housing Need in Shropshire.
- The latest [Five Year Housing Land Supply Statement](#) (2024 base date) indicates that on balance we are currently **unable** to demonstrate a five year housing land supply. Specifically, a significant supply of 9,902 deliverable dwellings is identified, but falls around 570 dwellings short, constituting a **4.73 years' supply** of deliverable housing land.
- This has consequences for decision making on planning applications for residential development. More information is provided in a [Cabinet Report](#) from 12th February 2025.
- Footnote 8 of the NPPF indicates where a Council cannot demonstrate a five year housing land supply, planning policies most important to the decision will be considered **out of date**.
- Paragraph 11(d) of the NPPF states where policies most important for determining the application are out-of-date, Planning Permission should be granted unless:
 - i. Policies in the NPPF that **protect areas or assets of particular importance** provide a strong reason for refusal; or
 - ii. Any adverse impacts would significantly and demonstrably outweigh benefits, when assessed against the policies in the NPPF as a whole - having particular regard to directing development to **sustainable locations**, making **effective use of land**, securing **well-designed places** and providing **affordable homes**, individually or in combination.

Neighbourhood Plans

- When adopted, they form part of the statutory Development Plan for the area.
- Normally related to a Parish/Town boundary, but can use other appropriate geography, e.g. combined Parish areas.
- Prepared by a 'qualifying body', usually the relevant Parish and Town Council with support of a Steering Group. Shropshire Council can support at certain stages with evidence and advice.
- Must be in general conformity with the wider Development Plan – must complement Local Plan policies and not be used to 'reverse' decisions or contradict Local Plan policies.
- Can add local distinctiveness to planning policy, e.g. additional site allocations, local design considerations, protection of valued green spaces, but must be based on up-to-date evidence.
- Subject to an Independent Examination and must be approved by majority at a local referendum to be 'made'.
- Current adopted Neighbourhood Plans in... Bishops Castle (July 2024); Broseley (December 2022); Much Wenlock (July 2014 – currently being reviewed) Cleobury Mortimer (March 2024); Pontesbury (December 2023); Shifnal (December 2016); Stoke upon Tern (July 2021); 'Three Parishes' (Moreton Say, Norton in Hales, Adderley, September 2024); and Woore (July 2019).
- Many more in development.

**THE SHROPSHIRE COUNCIL
(PROHIBITION AND RESTRICTION OF WAITING AND PARKING PLACES)
(CONSOLIDATION) ORDER 2009 (VARIOUS STREETS, MUCH WENLOCK)
(AMENDMENT NO. 1) ORDER 2025**

Shropshire Council in exercise of its powers under Sections 1, 2, 4, 5, 32, 35, 45, 46 and 49 and Part IV of Schedule 9 and having regard to Section 122 of the Road Traffic Regulation Act 1984 (the Act of 1984) as amended and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act of 1984, hereby makes the following Order.

1. This order shall come into operation on 13 June 2025 and may be cited as The Shropshire Council (Prohibition and Restriction of Waiting and Parking Places) (Consolidation) Order 2009 (Various Streets, Much Wenlock) (Amendment No. 1) Order 2025.
2. The Shropshire Council (Prohibition and Restriction of Waiting and Parking Places) (Consolidation) Order 2009 is hereby amended to incorporate the following changes:
 - i. The sides of road specified in the Schedule to this order are hereby added to the ParkMap Schedule for No Waiting At Any Time;
3. The prohibitions and restrictions imposed by this Order shall be in addition to and not in derogation from any restriction or requirement imposed by any regulation made or having effect as if made under the Act or by or under any other enactment.

THE COMMON SEAL of THE)	
SHROPSHIRE COUNCIL was)	LS
affixed hereto the 5 th day of)	
June 2025 in the presence of:)	

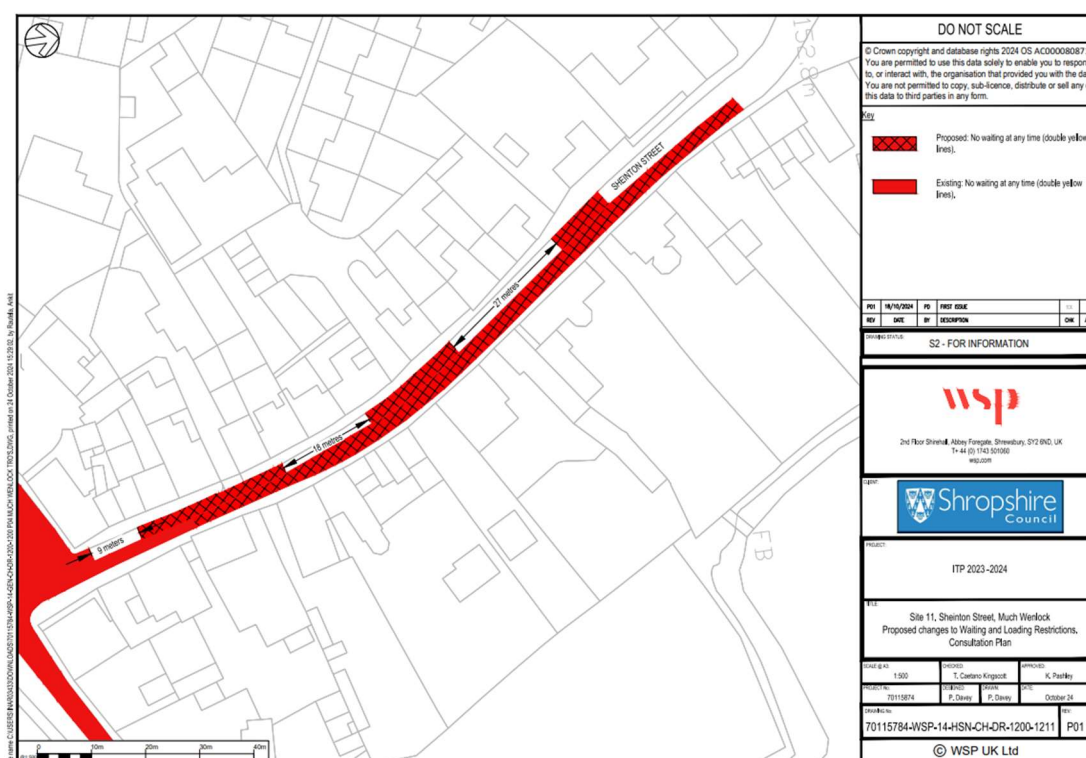
Tim Collard
Assistant Director – Legal and Governance

SCHEDULE

No Waiting At Any Time

Sides of road in Much Wenlock

C4002 Sheinton Street (east side)	A length of restriction situated between points located and 15-metres and 49-metres in a northerly direction from its junction with U6949 Back Lane.
C4002 Sheinton Street (east side)	A length of restriction situated between points located 67-metres and 79-metres in a northerly direction from its junction with U6979 Back Lane.
C4002 Sheinton Street (east side)	A length of restriction situated between points located 53-metres and 66-metres in a south-easterly direction from its junction with A4169 New Road / A4169 Sheinton Street.
C4002 Sheinton Street (west side)	A length of restriction commencing from a point located 29-metres and 157-metres in a northerly direction from its junction with U6979 Back Lane.



**THE SHROPSHIRE COUNCIL
(PROHIBITION AND RESTRICTION OF WAITING AND PARKING
PLACES) (CONSOLIDATION) ORDER 2009 (VARIOUS STREETS, MUCH
WENLOCK) (AMENDMENT NO. 1) ORDER 2025**

On 5 June 2025 Shropshire Council made an order to place the following parking restrictions on Sheinton Street, Much Wenlock:

No Waiting At Any Time

C4002 Sheinton Street (east side)	A length of restriction situated between points located and 15-metres and 49-metres in a northerly direction from its junction with U6949 Back Lane.
C4002 Sheinton Street (east side)	A length of restriction situated between points located 67-metres and 79-metres in a northerly direction from its junction with U6979 Back Lane.
C4002 Sheinton Street (east side)	A length of restriction situated between points located 53-metres and 66-metres in a south-easterly direction from its junction with A4169 New Road / A4169 Sheinton Street.
C4002 Sheinton Street (west side)	A length of restriction commencing from a point located 29-metres and 157-metres in a northerly direction from its junction with U6979 Back Lane.

These changes will come into effect on 13 June 2025.

A copy of the order may be examined during normal office hours (8:45am-5:00pm Monday to Thursday, and 8:45am-4:00pm on Fridays) at Shropshire Council, The Guildhall, Frankwell, Shrewsbury.

If you wish to question the validity of the Order, or any provisions in it, on the grounds that they are not within the powers conferred by The Road Traffic Regulation Act 1984, or on the grounds that any requirement of that Act or of any instrument made under it has not been complied with in relation to the Order, you may, within six weeks from 5 June 2025, apply for that purpose to the High Court.

12 June 2025