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## Minutes of Atcham Parish Council meeting held on Thursday 4th June 2026 at 7.30pm in Atcham Memorial Hall

### **26/048 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE**

**Present:** Cllrs Laura Dixon (Chairman), Stephen Cook, Gareth Jones, Glen Perks, Cathy Ritchie, Martin Ruston, Rob Trow.

**Apologies:** SC Cllr Susan Coleman.

**Clerk:** Alison Utting.

**Also:** Stuart Thomas, Rory Hayhurst, 6 members of the public.

**26/049 DECLARATIONS OF PECUNIARY INTEREST** – Cllr Trow declared an interest in item 26/052(a) and declared his intention of not voting on that item.

**26/050 MINUTES** - It was resolved that the Chairman should sign the minutes of the Annual Community Meeting held on 13 May 2026 as a true and correct record of that meeting.

### **26/051 PUBLIC PARTICIPATION SESSION**

Stuart Thomas (agent) presented information about the Salop Leisure planning application.

Key points:

- SL is currently predominantly a touring caravan site. The significant and continuing decline in this sector has prompted this proposed change. (See full report on Planning Portal).
- The proposal is for freehold dwellings for sale to over 55s only. This to be controlled by legal agreements (SL and Shropshire Council).
- The planning application is unusual in that it is hybrid. It covers both an application for full planning permission for the larger section of the site which is currently the touring caravan site (A), plus an application for outline planning permission on the existing caravan storage area (B).
- The dwellings will be modular (manufactured off-site, assembled on-site). They will not be classed as caravans or mobile homes but as permanent

dwellings, constructed to full building regulations, and therefore mortgageable.

- This means that the development will be required to include 20% affordable housing and that CIL payments (roughly £750K) will be incurred.
- There would be 118 modular dwellings plus 24 affordable homes in total.
- The affordable housing will form part of section B and will not be modular, but built bungalows – details TBC. These properties would also only be available for purchase by over 55s.
- Also within section B would be a proposed nursing home for around 65 residents. The type of nursing care provided is not yet determined.
- The site would be accessed via a new entrance with a roundabout installed on the B4380, a small distance SE of the current site entrance. A new Toucan crossing would be installed on the B4380 slightly NE of the existing access.
- Many features of the existing site would remain – including outdoor swimming pool, lake, access roads and parking areas. The larger buildings would also remain, but with change of use to include wellness centre, restaurant, possible GP provision.
- The site would not be gated (TBC).
- The foul drainage system would be connected to the main system at a point on the other side of the Emstrey Island (Thieves Lane). Severn Trent have confirmed that there is capacity in the system.
- The application will have an extended period of determination, due to its scale and complexity.

#### Questions raised:

- *When would the roundabout be constructed?* It is likely that SC would insist on this happening at an early stage of development.
- *If properties are re-sold, will the age restriction still apply? Yes. Would a percentage of the re-sale receipts be due to the site owners?* Possibly. TBC.
- *Would potential purchasers be prioritised by local residence/connections?* Not for the modular dwellings, no. The affordable housing would be subject to such restrictions (overseen by Shropshire Council).
- *Would the allotments, bowling green, etc. be restricted to residents only?* TBC.
- *Would residents be required to pay a service charge for use of all the on-site facilities, and if so, how much?* TBC.
- *Would the development be adopted by Shropshire Council?* TBC. The infrastructure would certainly be built to adoptable standards (drainage, roads, lighting, etc.)
- *Would personal or domiciliary care be provided for the dwellings? Or warden supervision?* No.

- *If GP care was offered, how would this be funded? If opt-in paid-for, then many residents might not take it up and therefore the burden on local services would be increased. TBC.*
- *The application suggests that around 100 full-time jobs would be created by this development. Considering that 34 people are currently employed on the site, in roles similar to the requirements of the proposed development, how is this possible? TBC. (It was discussed that a lot of jobs might be linked to the care home).*
- *Would mains gas be installed? TBC.*
- *Has the cost of the mains sewerage connection been factored in? Yes, an indicative figure has been discussed.*
- *Has consideration been given to surface water run-off? Properties on the other side of the B4380 are already experiencing problems during heavy rain. TBC.*
- *With potentially around 300 people living on the development, how many extra vehicle journeys would there be? There is a fairly high number already, during most of the year. While there may be more overall, it is anticipated that there would not be significant peak travel pressure due to the expected semi-retired/retired status of most of the residents.*
- *What would be the approximate time frame for this development? If the application goes through smoothly, then construction would possibly begin late spring 2027, A to be completed first, B later. It could take around 3 years to complete. It would definitely be phased development.*
- *Would there be any overlap between use of caravan site and development of new dwellings? TBC.*
- *What would happen to the hedgerows currently bordering the site? Remain in place.*
- *What type of lighting would be on site? TBC.*
- *What is the proposed market price for the modular dwellings? In the region of £350K. Would the owners operate buy-back? TBC.*
- *If the units don't sell, will they then be available for anyone to purchase? That would depend on the legal agreement entered into between SL and SC, usually min. 5 years, and would require a new planning application.*
- *There are rumours of a future ambulance depot being proposed adjacent to this development. Is that the case? TBC.*
- *Has this type of development been created anywhere else? No.*

## **26/052 PLANNING**

- a) Councillors considered the following **planning applications**:

## **26/01446/FUL Salop Leisure Ltd, Emstrey Bank SY5 6QS**

Proposal: Hybrid Planning Application that seeks Full Planning for 118 Modular (C3) over 55s dwellings, two worker dwellings and Community Facilities including wellness pools, activities tent, allotment, gardens, bowls pitches and pavilion, sports courts, community hall, car parking, gym/cafe, landscaping, access roundabout and associated works. Outline Planning (with access) for residential/ nursing care home and up to 25 affordable over 55s dwellings.

Atcham Parish Council response:

Having considered the earlier presentation and discussion, councillors raised a few more questions:

Why were residents not involved in this process much sooner?

The plans indicate that the existing access road will remain in use. Is this necessary? Will it not add risk to vehicles and pedestrians when access could all be via the new roundabout?

Most importantly: Is it proposed to reduce the speed limit on the B4380 from Emstrey Island to a distance past the proposed new roundabout? Councillors strongly feel that this should be 40mph max, preferably 30mph. This would be a key consideration for the application as a whole.

The above questions to be sent to Salop Leisure/Berry's for their response.

Councillors took an interim vote on their response to this application (RT abstained), to be recorded by the Clerk in case the following is not possible:

Councillors strongly felt that there are far too many unanswered questions regarding this proposal for them to make a decision at this stage. Clerk to formally request an extension from SC to the end of June, so that answers from Salop Leisure/Berry's can be provided and another meeting held with Mark Bebb in attendance.

## **26/01871/LBC 4 Berwick Wharf, Uffington SY4 4TJ**

Proposal: Internal alterations to ground floor.

Atcham Parish Council response: No objections. (Prop: RT, Sec: GJ, unanimous)

b) There were no new **planning decisions** published in advance of this meeting.

*The Chairman declared the meeting closed at 9.30pm.*

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

