



Minutes of a meeting of Atcham Parish Council held on Wednesday 22nd April 2026 at 8pm in Atcham Memorial Hall

26/027 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE

Present: Cllrs Gareth Jones (chaired the meeting), Stephen Cook, Cathy Ritchie, Martin Ruston, and Rob Trow.

Apologies: Cllr Laura Dixon.

Clerk: Alison Utting

Also: 2 members of the public.

26/028 DECLARATIONS OF INTEREST – Cllr Rob Trow declared an interest in item 26/032(a) and left the room for the duration of that item.

26/029 MINUTES – It was resolved that the Chairman should sign the minutes of 11 March 2026 as a true and correct record of that meeting.

26/030 CO-OPTION – One application had been received. It was resolved to co-opt Glen Perks to the council (Prop: SC, Sec: RT, unanimous). Cllr Perks' Acceptance of Office to be signed at the next meeting.

26/031 PUBLIC PARTICIPATION SESSION

Cllr Trow gave a quick summary of his application (item 26/032(a)) and the reasoning behind various elements of that application. He pointed out the additional planned hedging and the planting of 60 trees as part of the proposal. He clarified that the access track to the site would be adjacent to but separate from the existing access road to the neighbouring properties and businesses.

26/032 PLANNING

a) The following **planning application** was considered:

26/00960/FUL Land East Of Lower Farm, Emstrey.

Proposal: Proposed commercial self-storage agricultural diversification scheme.

It was noted that there had been one comment (objection) registered on the Planning Portal; that Conservation had registered no objection but had made recommendations; that Archaeology had no comments; that the Pre-Application process has indicated that the proposal (with a few amendments) was likely to obtain planning permission.

Grahame French (agent for the applicant) answered questions from the council and the following points were clarified:

That policy supports Agricultural Diversification schemes such as this one.

That the proposal is tucked away, adjacent to other businesses, and set back from the highway.

That the predicted level of vehicular movement is low, probably max. 6 vehicles/day, with most being Bedford-type van or smaller.

That the change of use would mean fewer agricultural vehicles using the same access point.

That the splay at the entrance from the highway would be improved as part of the proposal, meaning enhanced safety at the junction for existing as well as future users.

That the containers would not all be installed at the same time, with the plan being to install 5-10 initially and grow the site gradually over about 10 years if demand was there, with the maximum (40) being set by the planning permission.

That the installation of containers is very easily reversible and land could be quickly returned to agricultural use in the future, if desired.

After consideration, council **resolved to support** the application, with the following comments:

That the SC Conservation recommendations regarding hedging, lighting, signage and fencing be followed.

That the council commends the tree planting that is part of the proposal.

That the proposed gradual installation of containers will mean minimal impact for neighbouring properties and businesses.

That the proposed safety improvements to the junction with the B4380 are a significant bonus of the development, for users of both existing and planned access roads.

That the council can see little long-term impact on local views, considering the size and colour of the containers and the planned tree and hedge planting.

(Prop: GJ, Sec: SC, unanimous).

There were no further (b) **planning applications** or (c) **planning decisions** received in advance of this meeting.

The Chairman declared the meeting closed at 8.20pm.

Next meeting: Wednesday 13 May starting at 7pm (Annual meetings)

Signed: _____ Date: _____

Alison Utting clerk@atchamparishcouncil.gov.uk 01691 622093