



Minutes of Atcham Parish Council meeting held on Tuesday 23rd June 2026 at 7.30pm at Home Farm Attingham

26/053 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE

Present: Cllrs Laura Dixon (Chairman), Gareth Jones, Cathy Ritchie, Rob Trow.

Apologies: Stephen Cook, Glen Perks, Martin Ruston.

Clerk: Alison Utting.

Also: SC Cllr Susan Coleman, Mark Bebb (Salop Leisure), 8 members of the public.

26/054 DECLARATIONS OF PECUNIARY INTEREST – Cllr Trow declared an interest in item 26/057(a) and declared his intention of not voting on that item.

26/055 MINUTES - It was resolved that the Chairman should sign the minutes of the Annual Parish Council Meeting held on 13 May 2026 and the meeting held on 23 June 2026 as true and correct records of those meetings.

26/056 PUBLIC PARTICIPATION SESSION

Salop Leisure Application

A written response had been received from Berry's, addressing many of the questions raised at the last meeting. This will be published on the APC website.

Mark Bebb answered questions raised, including:

Is care home traffic included in the Transport Assessment calculations? Yes.

What is classified as peak travel times? This is in the Transport Assessment (Answer: 08:00-09:00 AM and 17:00-18:00 PM).

Why is Housing Plus involved? Affordable housing must be built by a registered developer.

Isn't this building in Open Countryside? It's classified as a brownfield site.

Why is the roundabout proposed? It was what Highways deemed appropriate.

Who will pay for the roundabout? The applicant.

Would sub-letting be allowed? No. They are engaging solicitors to create robust legal agreements that will enable enforcement, should anyone ignore the conditions of purchase.

Will the properties be freehold or leasehold? This has not been decided yet.

How long will the construction period take? Probably >4yrs. The first stage would be approx. 15-20 units installed in 2027. The market for sale of those units would determine the next stage.

Will the installation and sale of new dwellings overlap with the existing use of the site for touring caravans? Yes. It is proposed to begin the installation of units at the southern end of the site. This means that the public areas would be used by both visitors and new residents during the construction period.

What type of lighting is planned? This would be specified by Shropshire Council, but is likely to be low level rather than streetlight columns.

Is this likely to be the first stage, leading to a larger development of adjacent agricultural land? This is not in the pipeline and would be subject to a completely separate planning decision if it was ever proposed.

Tern Bridge self-build dwelling application

The applicant shared information and drawings of the proposed dwelling and answered questions.

Cllr Trow left the meeting at 9pm, before the parish council resolved the following:

26/057 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: Object, with the following comments.

- **Highway safety** on the B4380 at Emstrey Bank (first ¼ mile after leaving Emstrey roundabout) has been a cause of deep concern for some time, with several serious accidents having happened there over recent years, including one fatality. After meetings between West Mercia Police (Rod Lake), SC Highways (Dave Gradwell), Unitary Cllr (Claire Wild) and parish councillors, it was agreed that changes to the highway were absolutely necessary to improve

safety. The first of these steps, installation of double white lines, has been recently completed with warning signage due to be installed soon. The parish council continues to press for a reduction in the speed limit for this stretch of road.

In light of the above, the parish council has significant concerns about changes to the road layout as a result of this planning application. They are very worried that traffic leaving the Emstrey roundabout at speed will encounter queuing traffic, either at the projected new roundabout or at the pedestrian crossing. The existing T-junction (Salop Leisure access) would also still be in use, adding to the risks. It should also be noted that a significant number of large and heavy vehicles use this road, including quarry and farm traffic, as well as HGVs. Councillors would like to see thorough surveys completed and a comprehensive plan in place to ensure safety of pedestrians, drivers, and other road users should this application be approved. They believe it would be absolutely essential to reduce the speed limit to 30mph, especially considering the nature of the new development.

- Concerns have also been raised by residents in nearby properties about the risk of increasing **surface water run** off during storm events, which already causes problems to nearby properties that lie lower than the Love2Stay site. They are worried that any increase in paved or built areas will worsen this problem.
- The parish council has raised many questions directly with the applicant on matters not addressed within the documents on the Planning Portal. Some of these questions have been answered informally in a letter to the parish council, which will be forwarded to the Planning Officer, but those answers are not addressed (as yet) within the actual application.

There are still **unanswered queries** as follows:

How will the on-site health provision / GP be operated? If an opt-in, paid-for service then many residents may be applying to local, overburdened services instead.

Will the properties be connected to mains gas?

Will there be overlap between the current use of the site (predominantly young families holidaying) and new Over 55 residents moving in? This was answered verbally at a parish council meeting – yes, there will be overlap as part of the site is developed while the rest is still in use for touring caravans.

What will happen to the current hedgerows bordering the site? Will they be improved? (Needing attention in places)

Will the properties be Freehold or Leasehold?

What type of lighting will be used?

The parish council has been concerned about the sheer quantity of important issues that had not been addressed within the application documents.

- It is also very difficult to address the outline planning permission within the same application as the full planning permission, in a '**hybrid application**' of this type. As a result of time constraints, together with incomplete information, the parish council has not been able to fully consider the outline application but has had to focus on the full application (first part of development).
- It should be noted that several nearby residents and the parish council are disappointed that there was **no prior consultation** with those most affected by the proposed scheme. It would have benefitted the application overall if consultation had been carried out before submission.
- Finally, and most importantly, one of the key points raised by local residents and parish councillors is the **significant change of use** proposed for a rural area classified as Open Countryside (SAMDev CS5 and MD7a). Although the site itself is currently in use, there is a great deal of difference between a site for touring caravans, accommodating temporary visitors to the area, and a residential estate being constructed within a rural setting of fields, farms and scattered dwellings. As the site lies just outside the boundary of the A5, parish councillors feel it is even more important to protect this green belt against a spread of housing.

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

26/01640/FUL Proposed Dwelling To The West Of Tern Bridge, Atcham.

Proposal: Erection of a dwelling (self-build).

Atcham Parish Council response: Support, with the following comments:

- The design of the property is modest and will not have a significant impact of on the visual landscape.
- There was a residence on this site for two centuries, until the 1960s.
- It would be good to have an affordable freehold property within the parish, as so much local property is rental.
- The Parish Council would like to see vehicular access addressed, perhaps with an increased splay, to mitigate the risks of emerging onto a National Speed Limit highway where traffic is often moving at high speeds.

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

26/02047/FUL Severn View, Emstrey, Atcham.

Proposal: Single-storey front extension.

Atcham Parish Council response: Support (Prop: GJ, Sec: LD, 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: _____