



Dear Councillors,

Please find minutes for the Condover Parish Council Planning Sub- Committee meeting held at **Ryton Village Hall** at **7.30pm** on **Tuesday 2nd December 2025**

Jason Leighton-Jones, Condover Parish Council Clerk & RFO, c/o Dorrington Village Hall, Dorrington

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CONDOVER PLANNING SUB-COMMITTEE MEETING MINUTES – 2 DECEMBER 2025
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PSC0112.25 ELECTION OF SUB-COMMITTEE CHAIR

Cllr L Baines proposed Cllr R Wintle be elected Chair, all agreed

PSC0212.25 CHAIR'S WELCOME AND APOLOGIES

Chair Cllr R Wintle opened the meeting and welcomed all in attendance.

All Cllrs were in attendance.

Apologies from Cllr C Naylor.

PSC0312.25 COUNCILLORS DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS & DISPENSATIONS:

Councillors are encouraged to declare such interests in agenda items at this point and any interests which might lead to bias.

Cllr G Prior-Walker had interest in an item on planning matters' so excused himself during discussions and voting.

No other new interests.

PSC0412.25 OAKFOLD DEVELOPMENTS CONDOVER PROPOSED DEVELOPMENT

Jon and James attended the meeting to discuss the proposed development at Condover with Cllrs and members of the public. At this stage there is no planning application applied for this is a opportunity to gain information and feeling for development.

Plans were seen of the proposed layout of the development showing a total of 32 houses, which 50% are proposed as affordable housing and the remainder for the open market.

The majority of comments were against the proposal, a sample as follows:

Development outside of development zone as proposed Neighbourhood plan.

Design of house not as NHP (plan supplied to Oakfold for consideration).

Appears to be no consideration for residents, i.e. younger residents to afford property in their own village.

Concern that promises on previous development in village were not kept and that this could happen again.

Unknow what sale prices are for local affordability.

Access is concern as the school gets really busy and current roadways unable to cope now and can be dangerous for children at certain times.

Not enough consultation which locals, request made to show what interaction has been made and results to be made available.

There were some positive comments around helping to develop village for locals and possible improvements that could be made by developer for the benefit of residents.

There was a view that we remain openminded as no application has been put forward and it will be considered if and when it is put in. The PC view would be consistent that any development outside of the proposed NHP would be opposed.

PSC0512.25 PLANNING MATTERS:

To consider any planning applications notified to the Parish Council since the last Parish Council Meeting:

New Planning Applications published on 26/11/2025 relating to parish of: Condover

Reference: 25/04364/OUT (validated: 26/11/2025)

Address: Proposed Dwelling South Of Ashdale Cottage, Condover, Shrewsbury, Shropshire

Proposal: Outline application for the erection of one dwelling to include means of access for approval

Applicant: Mr And Mrs Elcock (Ashdale Cottage, Condover, Shrewsbury, Shropshire, SY5 7BT)

Objection due to design and potential danger of vehicle access.

Reference: 25/04331/OUT (validated: 17/11/2025)

Address: Land Off Tudor Fields, Dorrington, Shrewsbury, Shropshire

Proposal: Outline application for the erection of 15 dwellings to include access

Applicant: Mrs A Tudor-Ackroyd & Mr E Tudor (c/o Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL)

No objection on the basis of design of properties be in line with the proposed Condover Neighbourhood Plan and additional parking and consideration to adding bungalows into planning. Also full boundary hedging should be planned in to protect access to housing.

Reference: 25/04430/TCA (validated: 18/11/2025)
Address: 2 The Old Vicarage, Condover, Shrewsbury, Shropshire, SY5 7AA
Proposal: Fell 1no. Honey Locust tree within Condover Conservation Area
Applicant: Anna Green

No objection.

**New Planning Applications published on 17/11/2025 relating to parish of:
Condover**

Please see attached letter for Application for Fell 1no. Honey Locust tree within
Condover Conservation Area

View the application directly online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T68CT7TD0OE00>

If you wish to make a comment you can register/log in.

CONSULTATION EXPIRY DATE:

PLANNING REFERENCE - 25/04430/TCA

DEVELOPMENT PROPOSED - Fell 1no. Honey Locust tree within Condover
Conservation Area

LOCATION: - 2 The Old Vicarage, Condover, Shrewsbury, Shropshire, SY5 7AA.

Reference: 25/04126/OUT (validated: 17/11/2025)
Address: Proposed Dwelling North West Of, Limes Paddock, Dorrington,
Shrewsbury, Shropshire
Proposal: Outline application for 1No dwelling (all matters reserved)

Applicant: Mrs Natalie Kelly Homden (Netley Old Hall Farm, Dorrington, Shrewsbury,
Shropshire, Shropshire, SY5 7JY)

Objection based on First, the site lies outside the Dorrington development boundary and is therefore classed as open countryside under the adopted Shropshire Local Plan — the Core Strategy and the SAMDev Plan. Policies CS5 and MD7a strictly control new open-market housing in the countryside, and this proposal does not meet any of the limited exceptions. Nothing in policy has changed since this land was refused or dismissed on appeal seven times. The principle of development has already been clearly established as unacceptable.

Second, this is not an infill site. The plot is bordered to property to the east and has no built form on the south, west, or north sides. SAMDev Policy MD3 and the NPPF are clear that infill requires development within a built-up area, which this is not. This is a stand-alone, isolated proposal in open countryside.

Third, the location is not sustainable. The applicant's distances to services are misleading. Real walking distances to the shop, GP surgery, village hall, and other amenities range from 600 to nearly 1,000 metres — with very limited footpaths. Future residents would be overwhelmingly dependent on the car,

which is contrary to NPPF requirements for sustainable development and the settlement strategy for Dorrington.

Fourth, the proposal would cause significant harm to residential amenity to nearby property.

Direct overlooking living rooms, bedroom, bathroom and garden; Loss of daylight and overshadowing of our main habitable rooms; and substantial loss of passive solar gain, which our renewable heating system relies upon.

NPPF paragraph 130 requires a high standard of amenity for existing residents. This proposal fails that test.

Fifth, there are more appropriate development opportunities within the settlement boundary. The Parish Council has already identified substantial, deliverable land capable of meeting future housing needs. There is no justification for piecemeal expansion into open countryside.

**New Planning Applications published on 10/11/2025 relating to parish of:
Condover**

Reference: 25/04154/FUL (validated: 04/11/2025)

Address: Shrewsbury Golf Club , Grange Lane, Condover, Shrewsbury, Shropshire, SY5 7BL

Proposal: Erection of new 14 bay single storey golf driving range facility, including reception and seating area along with re-configuration of existing practice fairway.

Applicant: Mr Newton (Shrewsbury Golf Club Grange Lane, Condover, Shrewsbury, Shropshire, SY5 7BL, United Kingdom)

No Objections, we would like consideration of low energy passive lighting and potential noise if used in the evening.

**New Planning Applications published on 07/11/2025 relating to parish of:
Condover**

Reference: 25/03998/FUL (validated: 07/11/2025)

Address: Wayford House, Dorrington, Shrewsbury, Shropshire, SY5 7ED

Proposal: Single storey front extension, conversion of garage and internal modifications.

Applicant: Mr and Mrs Richard and Jade Evason

No objection.

Reference: 25/04065/FUL (validated: 06/12/2025)

Address: Grove Farm, Condover, Shrewsbury, Shropshire, SY5 7BH

Proposal: Barn conversion, link extension and change of use of land to domestic.

Applicant: Tori McHale (Kiddemore Green Road, Breewood, Staffordshire, ST19 9BH)

Reference: 25/04066/LBC (validated: 06/11/2025)

Address: Grove Farm, Condover, Shrewsbury, Shropshire, SY5 7BH

Proposal: Barn conversion, link extension and change of use of land to domestic.

Applicant: Tori McHale (Kiddemore Green Road, Breewood, Staffordshire, ST19 9BH)

Reference: 25/04134/LBC (validated: 03/11/2025)

Address: Grove Farm, Condover, Shrewsbury, Shropshire, SY5 7BH

Proposal: Erection of orangery and alterations to West Range to re-purpose the existing garage space into a dining area

Applicant: Tori McHale (Kiddemore Green Road, Breewood, Staffordshire, ST19 9BH)

No objections as long as recommendations from conservation team are taken into account and acted upon.

New Planning Applications published on 03/11/2025 relating to parish of: Condover

Reference: 25/03956/FUL (validated: 03/11/2025)

Address: 2 Hall Gardens, Condover, Shrewsbury, Shropshire, SY5 7BD

Proposal: Erection of single storey rear extension to include some demolition

Applicant: Mr David Miller

No objection.

PSC0612.25 DORRINGTON RECREATION ASSOCIATION LEASE:

Carried over to next meeting, with information to be sent out to Cllrs for consideration.

Being no AOB the meeting concluded at 9 pm