



Dear Councillors,

Please see minutes of the PC meeting held at **Dorrington Village Hall** on **Tuesday 5th of May 2026 at 7.30pm**. The meeting agenda is as shown below.

Jason Leighton-Jones Clerk & RFO Dorrington Village Hall, The Maitlands, Dorrington SY5 7LF
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CONDOVER PARISH COUNCIL MINUTES – 5th MAY 2026
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0105.26 PUBLIC SESSION:

No further information available on the application for a new development on the Maitlands, SCC due to have meeting on their plan, there may be more information available after this.

Representatives from Station Road Dorrington, please see below overview of questions raised.

There have been a number of emails from parishioner that do not seem to have been responded to as of yet, the PC agreed to review emails and respond to ones that have not yet been replied to asap.

A question with regards boundary changes in Dorrington, specifically Station Road. The PC confirmed as of yet there have been no boundary changes, however if the NHP is approved this may lead to changes to enable possible development in the parish.

SCC are trying to put a new plan together for Shropshire this may have an influence on boundaries and housing requirements, this however is in early stages and there may not be any local changes until their plan is formalised.

Chair Cllr R Wintle restated that the NHP is not to do with planning permission but the shape of the parish going forward, what this will look like for developments and boundaries this is something that may change in the future to reflect the requirements that the new government poses on the country. The NHP is a way of hopefully controlling the amount and type of properties that may be built.

A question regarding infrastructure was raised, this is something the PC cannot comment on, as it would be down to individual planning applications and meeting the relevant SCC departments requirements at that time.

A question was asked regarding environmental implications on changes that the NHP may create, Cllr E Marvin advised for individuals to review the recent SEA report carried out as part of the draft NHP.

An offer was made by S Cole (Parishioner & member of NHP Steering Group) to have a discussion with residents of Station Road if they wish.

A comment was made that it was felt that the PC were not taking the objections seriously and could this point be put in the minutes. Chair Cllr R Wintle stated that she was feeling that a personal attack was being made towards her with regard to NHP objections. If any parishioners felt so strongly that the PC have not acted in an appropriate way that a contact be made to SCC monitoring officer.

An overview on the next stages for Reg 14 was given, the comments from all parishioners and other consultees(6 week Consultation period ending 4th of May) will be reviewed and collated in a statement that will be considered for any potential changes that may need to be amended in the current draft NHP before it is sent to SCC to look at the next stages

0205.26 WELCOME AND APOLOGIES:

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

Cllrs present R Wintle, L Baines, E Marvin, G Walker-Prior, J Strelitz, S Gill, S Stringer, S Lean, R Slee.

Apologies Cllr T Cobbe.

0305.26 NEW CO OP CLLR FOR CONDOVER:

T Norton introduced himself to the PC and gave an overview of how he can support the PC and the parish, this was received well. T Norton was asked to leave the room while the PC discussed and voted on his application. It was proposed by Cllr E Marvin and seconded by Cllr L Baines that T Norton be voted onto the PC, this was agreed by all present. T Norton to complete the formal documentation, this to be forwarded to the Clerk.

0405.26 COUNCILLORS DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS:

No new declarations.

0505.26 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES:

The draft minutes previously distributed of the Parish Council meeting held on 7th of April 2026 were agreed to be correct and signed off by Chair Cllr R Wintle.

Strategic Planning

0605.26 SLURRY ISSUES / WATER TESTING:

Cllr S Stringer gave an update on a potential initiative to carry out water testing in the parish to help understand the issues of pollution not just from slurry but any other contaminants. We can affiliate with a national group that give training and supply kits to enable testing to happen, this will be done over a 12 month period to collate a full picture of what is happening to our watercourses. The cost is approx. £550, which was agreed by the PC, Cllr S Stringer to initiate this initiative but the aim is to recruit volunteers to take charge going forward, which it is felt there will be a great deal of interest. It was suggested that the PC see if they can obtain an environmental grant that is currently available from SCC, this application to be done by the Clerk (a contact will be made to see if any neighbouring parishes may also be interested). In a similar vein it was suggested by Cllr E Marvin that we

could also see if we could get a grant to buy litter collecting equipment (£100) that could be used by volunteers to keep the parish in a good condition, again all agreed this was a good idea and the Clerk to see if we can apply for the two initiatives.

75.26.1 CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE:

Cllr E Marvin gave an update on the next stages of Reg 14 as below.

- Analyse all the various responses and make any changes we think necessary
- Complete a Basic Conditions Statement (see below)
- Include a map of Condover Parish
- Produce a list of respondents who have asked to be kept informed
- Send our Regulation 15 draft Plan to Shropshire Council

Basic Conditions Statement

A Basic Conditions Statement is a mandatory document submitted with a neighbourhood plan, justifying that it meets legal requirements, including having regard to national policy, contributing to sustainable development, being in general conformity with the local plan, and complying with environmental and human rights obligations.

Key Requirements to Address (The "Basic Conditions")

National Policy: Must have appropriate regard to national policy e.g. NPPF.

Sustainable Development: Must contribute to the achievement of sustainable development.

General Conformity: Must conform to the strategic policies of the local plan/spatial development strategy and meet regulations.

Recommended Structure & Content Table

Format: Consider the use of a table to list each policy, showing how it meets each legal requirement, often using an appendix.

Evidence-Based: Clearly cross-reference background evidence, studies, or technical reports that support each policy.

Defensive Analysis: Use this document to justify the plan in light of any negative feedback received during consultations.

Definitive Content: Ensure the plan deals specifically with the use and development of land, as it will become part of the statutory development plan.

Top Tip: Discuss the basic conditions with SC and Lee Searles during preparation to ensure the plan ready for examination.

A Steering Group will take place to discuss findings of the consultation process and the way forward, this possible to be held on the 13th of May.

It was also discussed that L Searls out NHP Consultant attend our next meeting via video to answer any questions from parishioners that will be provided in advance.

085.26 NEIGHBOURHOOD GOVERNANCE PACK: Cllr R Wintle

Due to time restraints this item will be moved to a future meeting.

0905.26 SHROPSHIRE COUNCILLOR REPORT:

Cllr C Naylor gave the following updates:

The ongoing issue with road safety at Condoover school is hopefully going to be looked at shortly by Highways with potential solutions, including 20mph zones. There will be a meeting put in place for Cllrs to revisit the area and discuss further.

There is a number of road surface dressings going on at present to help with potholes which is welcomed, there are however issues with the standard of work as it was brought to like that in parts of the parish road drains had been covered up causing potential flood issues, Cllr C Naylor to look into this. Cllr C Naylor recommends notification of any issues go to Fix my Street to get problems registered. There was a request from Cllr E Thomas for Condoover to Cantlop road to be reviewed.

It was mentioned with regard outstand planning applications in Dorrington (Maitlands and Limes Paddocks) that no decisions have been made, this may be down to issues with the allocation of 106 fund restrictions, this hopefully can be resolved to see if this can support infrastructure at these sites.

1005.26 LANDSCAPING:

There have been several concerns regarding the completion of our landscaping requirements from parishioners, Clerk to make contact and get an update on the progression.

1105.26 DEFIB DORRINGTON: (information distributed)

It was agreed that following an inspection from Med UK our Dorrington Defib needs a new casing at a cost of £420 + vat and fitting £150 + vat, it was agreed by the PC that this replacement go ahead.

1205.26 PARISH OFFICE UPDATE:

It was agreed that the PC Office continues to be at Dorrington VH at the new discounted rate (25% off last years price).

1305.26 ENVIRONMENTAL MAINTENANCE GRANT 2026/27

As above a grant application to be submitted by Clerk for water testing and litter collection equipment.

1405.26 REPORT FROM FINANCE & PERSONNEL COMMITTEE:

The payments for May were overviewed and agreed, see below.

Date	Method	Invoice Number	Payee	Purpose	Net Amount	VAT	Total
01/05/2026	DD	18497	Scribe	Accounts	£ 37.00	£ 7.40	£ 44.40
01/05/2026	Transfer	4858	Spark	Web Hosting	£ 39.17	£ 7.83	£ 47.00
08/05/2026	DD		Tesco	Clerks Mobile	£ 10.90	£ 2.18	£ 13.08
02/04/2026	Transfer		R Slee	Exp for Consultations	£ 9.34	£ -	£ 9.34
17/04/2026	Transfer	3165	SALC	Affiliation Fee	£ 1,179.17	£ -	£ 1,179.17
24/03/2026	Transfer		Dorrington FC	Verti Draining by Town Council	£ 250.00	£ 50.00	£ 300.00
30/05/2026	SO		Jason Leighton-Jones	Parish Clerk Wages	£ 805.59	£ -	£ 805.59
31/05/2026	Bank		Bank Charges	Bank Charges	£ 9.10	£ -	£ 9.10
05/04/2026	Transfer		Inland rev	Tax/NI	£ 869.01	£ -	£ 869.01
28/04/2026	Transfer	14715	MED UK	Defib battery Dorrington	£ 200.00	£ 40.00	£ 240.00
30/04/2026	Transfer	11	Sam Rogers	Landscaping	£ 760.00	£ -	£ 760.00
01/05/2026	DD	5239	Bright Payroll	Payroll Services	£ 11.00	£ 2.20	£ 13.20
				Totals	£ 4,180.28	£ 109.61	£ 4,289.89

It was requested that the Clerk contact our new landscaper as mentioned previously with an update on work carried out and feed back.

1505.26 PLANNING MATTERS:

New Planning Applications published on 20/04/2026 relating to parish of: Condover

Reference: 26/01364/FUL (validated: 14/04/2026)

Address: Norton Farm, Condover, Shrewsbury, Shropshire, SY5 7AR

Proposal: Change of Use of Existing Buildings from Agricultural to Flexible Use Falling within Use Class E/B8 and All Associated Works

Applicant: G H Holdings Ltd

NO OBJECTION

New Planning Applications published on 16/04/2026 relating to parish of: Condover

Reference: 26/01109/TCA (validated: 20/03/2026)

Address: 8 Hall Gardens, Condover, Shrewsbury, Shropshire, SY5 7BD

Proposal: Fell 2no. Silver Birch and reduce back by 1.5-2m 1no. flowering Cherry within Condover Conservation Area

Applicant: Philip Wells

NO OBJECTION REFER TO TPO

New Planning Applications published on 14/04/2026 relating to parish of: Condover

Reference: 26/01266/FUL (validated: 13/04/2026)

Address: Cherry Lodge, Berriewood Lane, Condover, Shrewsbury, Shropshire, SY5 7BY

Proposal: 5x demountable cabins for provision of supported day services to include regularisation of 4No. polytunnels and stable.

Applicant: Mr T Ritchie (Rural Education Facility To The East Of Berriewood Lane, Condover, Shrewsbury, Shropshire, SY5 7BY)

NO OBJECTIONS

1605.26 RYTON VILLAGE GREEN:

Parishioner has put forward the idea of planting trees on Ryton Village green to help with environment and to also deter parking, apparently there is drainage and soak away below so planting may cause problems.

1705.26 URGENT ISSUES REQUIRING DECISION:

None currently

1805.26 CLERK'S COMMUNICATION:

Advised that new office for business 365 will start shortly and new emails and website review to be undertaken.

1905.26 VILLAGE UPDATES:

- a) Ryton **No agenda requests**
- b) Stapleton **No agenda requests**
- c) Dorrington **No agenda requests**
- d) Condover **No agenda requests**

2005.26 AOB

Cllr E Thomas put a request in to see if we can have additional dog waste bins in Ryton and Condover, Cllr E Thomas to liaise with Cllr C Naylor to see if this can be done.

Being no more business, the meeting was closed at 10:00pm

Signed as accurate:

Cllr _____ Signature _____

Date _____