



Dear Councillors,

Please find minutes for the Parish Council meeting held at **Condover Village Hall** on **Tuesday 1<sup>st</sup> of September 2026 at 7.45pm.**

Jason Leighton-Jones Clerk & RFO Dorrington Village Hall, The Maitlands, Dorrington SY5 7LD  
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| <b>CONDOVER PARISH COUNCIL MINUTES – 1<sup>st</sup> of September 2026 7:45pm</b> |
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**0109.26 WELCOME AND APOLOGIES:**

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

Cllrs in attendance, R Wintle, R Slee, J Strelitz, G Walker-Prior, S Stringer, E Thomas, S Gill, E Marvin, T Norton.

Apologies Cllrs T Cobbe, L Baines, S Lean.

**0209.26 COUNCILLORS DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS:**

None currently, ongoing.

**0309.26 PUBLIC SESSION INCLUDING BERRY'S, PROPOSED DEVELOPMENT OF 16 HOUSES IN CONDOVER:**

Each Cllr introduced themselves and the ward they represent.

Amy and James from Berry's were in attendance to give overview of a potential new development in Condover that may be put forward. There were several parishioners there and this part of the meeting was live streamed for individuals unable to attend.

Amy stated this was a consultation and they were looking for feedback to decide how any potential planning application may look like. At this stage the type of properties that may be included are up for debate, together with any requests that be made by residents.

The following questions were raised, the number had to be restricted due to time constraints, however Berry's were happy to receive any questions by email, etc after the meeting.

What size of properties? Response: 3 bed properties currently.

Are there any affordable houses? Response: Considering some affordable and looking at options, properties are planned to be open market.

Confirmation was asked on exact location of proposed development, this was shown on projected map.

Where would any children go to school as Condover Primary is fully subscribed? Response: As this development may take a few years hopefully numbers would change creating availability, in addition there are a number of out of catchment pupils which may change if locals need priority.

How many parking spaces would be available as most homes have a min of two per property? Response: This can be looked into to satisfy needs where possible.

Would the rest of the proposed field be built on in future? Response: At present there are no plans for this to happen, however depending on government requirements going forward, this could be a possibility.

What about additional traffic problems and safety issues? Response: With regards safety, there could be a walkway inside development that would reduce need to walk on roadside. Chair Cllr R Wintle added that work is going on with Cllr C Naylor and Highways to look at making changes to pavements, roads and access to the school, if these plans go ahead this would greatly reduce a lot of the problems.

Are there any bungalows planned? Response: This can be looked into.

The session was wound up by Chair Cllr R wintle advising people should they have concerns if an application comes in to make their views known by making comments on the Shropshire planning portal. In addition if there were individuals that would welcome this potential development, they should consider the village needs and advise Berry's of their views.

**0409.26 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES:**

The minutes of the Parish Council Annual meeting held on 4<sup>TH</sup> of August 2026, were considered accurate and signed of by Chair Cllr R Wintle.

**0509.26 SHROPSHIRE COUNCILLOR REPORT:**

Cllr C Naylor gave overview of his report detailed below, In addition he will look at issues with continued water main bursts at the Ryton/Wheathall junction where there seems to be problems continuously.

Condover

1. Carriageway repairs now booked for mid Sept from school to A49. This will mean some road closures I expect so have warned school. Residents have been pressing me to push for this so I'm glad its happening, with a view to resurfacing next year (I'm told), but I wasn't consulted about dates. I've also been asked to try to ensure loose stone on the verges is removed, I will ask.
2. Have sought an update on road safety proposals we've agreed by the school, but no news yet. Suggest yourselves as Parish Council follow up and I will too.
3. I've had complaints about Gonsal quarry trucks breaching their conditions and will take that up. Sadly my helpful contact there, Adam, has been moved to another quarry. I did visit the site last week but no-one to talk to. However I did notice a scheme by Berry's for 'waterside housing' by the quarry ponds, I've no idea whether this is going anywhere but might help tick some housing numbers without too much impact on local residents.

#### Dorrington

1. I've liaised with Ed regarding overflowing litter bins. I think his conversations with Cllr David Vasmer, Cabinet Mbr i/c Waste/Highways mean we've now got a commitment to twice-weekly emptying. Well done Ed! I understand the Council bin by the ship is still on a weekly basis, will try to get that to twice-weekly too.
2. Following concerns from residents I spend an hour on the RoW by Forge Way trimming back projecting branches. P3 had done a grand job, as requested by Jase, of clearing major growth - but as leaves had died back this left a few stumps which I've now cut back and tidied.
3. Can't quite remember when this happened but I've managed - why is it so hard - to get a couple of major potholes filled, one on approach to Dorington past the Ryton turn, the other opposite the travellers site at the end of Church Road. With these look well done but time will tell ofc.
4. Have also chased on the S106 for the proposed new housing off the Maitlands, which both Rachel and I have queried. Our new Southern Planning Chair Beverley has picked up.

#### Stapleton

1. Little activity though in discussion about Rally with Wilderley Lane Farm which straddles the route and is trying to get permission to cross the road - from their house to their livestock - during the day of the Rally. There's a chance this might mean a slight change in the route which could affect Stapleton.

#### Ryton

1. Have continued to assist on new Fox car park permissions where useful. Hoping to get new Shrops CEO to call by for a couple of minutes when she visits. In Addition Cllr Naylor has agreed to meet with highways regarding potential road signage for the village as it is becoming busier with the Fox becoming more popular.

### **0609.26 CONDOVER PARISH NEIGHBOURHOOD PLAN CONSULTATION & SUBMISSION DETAILS:**

A big thank you to Cllr J Strelitz for all the work and long hours on the Reg 14 consultation process and statement, without this work we would not be where we are now.

Information sent to our Consultant L Searles for a pre SCC submission check, feedback to be taken and any updates to be made to ensure plan is robust for the next steps.

It was agreed when the NHP submission is ready the information will be posted on the PC website.

### **0709.26 PARISH GRANTS/SUPPORT REQUESTS:**

Condover Social Club request is still being considered and request for a business plan to enable PC to make an informed decision. Cllr T Norton gave an update that the shortfall for roof repairs is now £2200 due to funds raised by the club and its members. It was mentioned that there are good works done by the club that are not publicised and the PC and parishioners should be made aware of this as part of any plan going forward, this would also help with membership which makes this more viable going forward.. There is a consensus that if a robust plan is put forward then the PC would look to support this local amenity. Further discussion at the next meeting.

Traffic signage for Ryton (request previously distributed). Cllr C Naylor to look into this and provide feedback when possible.

Heating for Stapleton VH. (Cllr S Stringer, information distributed). Cllr S Stringer has obtained two quotes, looking for third to take decision forward.

**0809.26 BUSINESS ADVERTISING:**

Looking to potentially increase awareness of local businesses the PC will consider if they are able to include a directory on the PC website, to be discussed further at future meeting.

**0909.26 REPORT FROM FINANCE & PERSONNEL COMMITTEE:**

Overview of F&P meeting, monthly payments previously distributed to Cllrs.

New savings account to be set up, moved forward to when Cllr L Baines returns from illness.

Budget overview 2027 carried over to next F&P meeting

Asset register carried over to next F&P meeting.

It was agreed at the main meeting that the Clerk's salary be increased inline with SCC pay award of 3.3%.

**1009.26 CLLR TRAINING:**

Agreed that Clerk will put together a plan to be discussed at next meeting.

**1109.26 PLANNING MATTERS:**

Reference: 26/03173/TPO (validated: 26/08/2026)

Address: Highcroft, 4 Grange Court, Grange Lane, Condover, Shrewsbury, Shropshire, SY5 7BU

Proposal: Trim and thin out canopy of 1no Weeping Birch protected by the Shrewsbury & Atcham Borough Council (North Condover) Tree Preservation Order 2004 (Ref: SA/396)

Refer to TPO for decision.

Reference: 26/03158/FUL (validated: 27/08/2026)

Address: Proposed Agricultural Building South Of Red House Farm, Stapleton, Shrewsbury, Shropshire

Proposal: Proposed agricultural storage building and all associated works

No objection.

**1209.26 CLERK'S COMMUNICATION:**

Land transfer & Maintenance. Over the next few months the carpark and the parcel of land at Millfield Place Dorrington will come back to the PC to look after, when this happens maintenance/landscaping work will be planned in.

Informal working parties have been agreed to be put into place if required to speed decision processes on new projects at meetings.

April Meetings have been agreed to made into planning only, to reduce workload on Clerk at the financial year end.

**1309.26 ITEMS FOR A FUTURE AGENDA:**

It was put forward at a future meeting that a new website be looked at being created to make it more professional and user friendly. Also, a more structured approach towards social media to ensure we communicate the best we can with parishioners. (potential having someone in charge of media and marketing)

It was agreed when reviewing the above that any abuse or questioning the integrity of Cllrs be published on the website also.

It was agreed Cllr look at other PC websites for inspiration. This all to be discussed at a future meeting.

Look at costing for new noticeboard in Ryton, Clerk to investigate this and advise at future meeting.

**Next meeting Tue the 6<sup>th</sup> of October 2026 at Stapleton Village Hall.**