
Minutes of the Ordinary Meeting of the Parish Council held on 11th August 2026 at Shawbury Village Hall Starting at 8pm

Present

Councillors M Roberts (Chair), J Vernon, , A Foster, , K Pickering, G Jones

Unitary Councillor A Williams

Clerk A Roberts

Other Organisations 0

4

Members of the Public:

131/26 Public Session
No matters raised

132/26 Apologies
J Manley
D Cooper who tendered his resignation as a member of the Council prior to the meeting.

133/26 Declaration of Disclosable Pecuniary or any other interests or requests for dispensations
None declared.

134/26 Minutes of the Full Council Meeting held on 14th July 2026.

Resolved: to approve as a correct record the minutes of the ordinary meeting of the Parish Council held on 14th July 2026. They were duly signed by the Chair.

135/26 Co-Option of a Parish Councillor

Following a vote it was:

Resolved to co-opt Brad Smith onto the Council.

136/26 Planning

a. Applications Received

26/023532 Proposed Residential Development Land East Of Wem Road Shawbury
Outline planning application (to include principal means of access) for development of up to 115 residential dwellings (Use Class C3) with associated open space, landscaping and other associated works including infrastructure, earthworks and drainage

Resolved to make the following representation:

Following a public meeting where a number of views were expressed, Shawbury Parish Council is not in a position to support or object to this development.

However, the following comments and observations should be taken into account by Shropshire Council:

Housing need and affordable housing

The proposal includes 18 affordable homes which is above the required proportion. The Council welcomes this and recognises that it will make a valuable contribution to meeting the need for housing in the area.

Sustainable location and community benefits

Shawbury is identified as a Community Hub, with existing local services. We recognise that the site location adjacent to existing housing and RAF land forms an extension to the existing village and that potentially the scheme would also provide public open space, recreation, walking and cycling infrastructure, biodiversity enhancement and infrastructure contributions.

Landscape and settlement character

The 2016 appeal (14/04558/OUT) found that developing this site would harm the countryside by removing an open gap and extending the built-up area. This remains an important consideration for Shawbury PC, particularly as the current proposal is much larger.

The current scheme includes retained hedgerows, new planting, green corridors, an orchard and open space. Shropshire Council should consider whether these measures, together with the current Landscape and Visual Impact Assessment, adequately address the concerns raised in 2016. If the application is approved, Shawbury PC asks that these measures are secured through appropriate planning conditions to ensure they are provided and maintained as proposed.

Highways and accessibility

At the time of responding, the comments of Highways Development Control are not available.

Shropshire Council is asked to ensure that:

- Visibility from the new junction is adequate and is not obscured by the existing hedgerow; and
- The road system of Shawbury, particularly the A53 / B5063 junction and the B5063 roundabout will cope with the predicted increase in traffic from this and the development off Aries Drive. Concerns re impact of additional traffic on the village during and after construction.

Flood risk and drainage

This was raised as a big concern by local residents. Shropshire Council is asked to ensure the development will not increase flood risk on or off the site. Any necessary drainage measures should be secured by planning conditions and the development should not put a burden on the existing drainage infrastructure.

Ecology and biodiversity

Shropshire Council should ensure that the necessary wildlife surveys are completed before permission is granted and that suitable measures are put in place to protect wildlife and biodiversity. This is particularly important given the potential habitats and protected species identified.

Infrastructure and cumulative effects

Shropshire Council should consider the combined impact of this and other planned development in Shawbury, particularly on drainage, education,

healthcare, highways, transport and recreation. Where necessary, suitable contributions or improvements should be secured. The availability of local school places is a concern for residents and Shawbury PC supports the use of CIL from this development towards primary and secondary education in the local area.

Residential amenity and noise

The effects on neighbouring properties, including privacy, noise, disturbance and outlook, should be satisfactorily addressed. Shawbury PC supports the proposed requirement for a detailed noise mitigation scheme, including appropriate acoustic glazing, ventilation and insulation.

Additional Detail

Shawbury PC asks Shropshire Council to ensure that the proposed pump track on the development will be constructed with all-weather surfacing to make it maintainable and useable in most conditions.

The proposal shows space for a playground but not the playground itself. Shropshire Council is asked to ensure that the developer provides the necessary play equipment for use by those living on the development along with a commuted sum for its maintenance.

Overall position

If this application is permitted, Shawbury PC expects the measures outlined above to be implemented, with formal planning conditions wherever applicable. This is essential to mitigate the impact of the development on the village as a whole while ensuring a high quality of life for residents of the development.

- b. To note planning decisions made by Shropshire Council – none received

26/02016/FUL The Haven, Wytheford Road, Shawbury, SY4 4JG
Single storey side extension: double garage with WC, internal alterations
Decision: Grant Permission

Resolved: To note

137/26 Financial Matters

- a. Monthly Balance Record and reconciliation.
It was noted that the bank statements and financial records are reconciled to 31.7.26.
- b. Increased Mileage Rate
It was noted that the updated mileage allowance is now 55p per mile to be backdated to 1 April.
- c. Outstanding payments

Resolved: To approve the payments shown below.

New Payments to be Authorised

To	For	Total	Ref
A Roberts	Salary August	760.16	58.26
HMRC	NI & PAYE	278.50	59.26
A Roberts	Expenses inc backdated mileage	37.40	60.26
Shropshire Pension Fund	Pension	320.81	61.26 SO

Unity Trust Bank	Monthly Fee	7.00	62.26 DD
M Varndell	Litter Collection August	525.00	63.26 SO
DRE	Payroll Management May – July	150.00	64.26

138/26 Grounds Maintenance Contract

The Clerk tabled the procurement report which had been circulated to Members in advance of the meeting. The report summarised the quotations received and recommended that the Council appoint the contractor with the lowest quote (£530 per visit) with the caveat that the future contract should be well managed.

Resolved: to appoint Harris Wilderness Mowing as the Council's Grounds Maintenance Contractor until 31 March 2027, at a cost of £2,350 per visit. Harris Wilderness Mowing was selected for the following reasons:

- They can do the normal jobs as well as carrying out the specialist work on the moat and glebe
- They don't use weed killer chemicals and this is considered better for the environment
- They will provide advice on how to bring the bottom paddock back to the condition in which it should be as well as helping with the mowing.
- Their local knowledge is considered beneficial.

139/26 Other Reports

- a. West Mercia Police – circulated prior to the meeting
- b. RAF Shawbury – the verbal report was noted
- c. Shropshire Councillor – noted that Cllr Williams will attend the Northern Planning Committee to speak against the proposed Aries Drive development.
- d.

140/26 Items for Next Agenda (8th September 2026)

None raised

The meeting ended at 20.20