

**MINUTES OF SHERIFFHALES PARISH MEETING HELD ON THE 13TH JANUARY 2026 AT 7.00PM AT
SHERIFFHALES VILLAGE HALL**

Present Councillors: Mrs P Hodgetts (Chairman), Mr J Horne (Vice-Chairman), N Pulker, Mrs S Whittam, Mr P Bradburn, Mr G Hodgetts, Mr Alan Edwards and Mrs A Sutcliffe.

Also, in attendance Clerk to the Council – Mrs Jennifer Cree, 3 members of the public,

1/26. Apologies for Absence

Apologies of absence were received and accepted from Cllr Mrs L Edwards and Unitary Cllr Elizabeth Barker.

2/26. Declaration of Councillors' Pecuniary Interests.

Cllr P Bradburn declared an interest in Planning Application 25/04713/CPL, he left the meeting for this application to be discussed.

Cllr Mrs P Hodgetts declared an interest in planning application 25/04550/OUT she left the meeting for this application to be discussed.

3/26. To receive for confirmation and adoption and agree the Minutes of the Parish Council meeting held on 11TH November 2025.

The minutes of the above meeting were agreed as an accurate record of the meeting. Cllr N Pulker proposed Cllr J Horne seconded the motion, and on a vote, they were excepted.

4/26. Public Participation

Standing orders were raised to enable members of the public to speak.

Members of public raised the following items:-

- 16 homes planning application – residents came in to express their concerns over this application and have lodged their comments against this application on the planning portal. The main reasons are the view would be destroyed, increased traffic, lack of village infrastructure to support this application. Also, the lack of adequate parking spaces per dwelling, concern for the wildlife.
- Concern re the water run off from the developed site, and the sewage / waste water from the site going into a system running above its capacity already .
- On the drive way in, the access should be 2 cars wide.
- Could an emergency vehicle access the site safely, and deliveries like gas supplies etc.
- Leaving the site turning right from the site would be very difficult.

Cllr J Horne reported that as Shropshire council do not have a 5 year land supply, so they struggle to stop these type of developments. The outline application does not show details of details like sewage etc.

The owner of Ted's site, has an application to add more hardstanding pitches, and a play park, to make the site more viable with being open in the winter with 16 hardstanding pitches and hopes the Council will support the application.

Standing orders were reinstated.

5/26. Unitary Councillor feedback and questions

Unitary Councillor was not in attendance but we noted that we need updates on the following items:-

- An update on the pothole warranty limit.
- Legal services support from Shropshire Council update

It was noted that she had sent correspondence relating to Farm fires they have been requested to stop, by Environmental Health.

6/26. Planning applications received, Decisions and Enforcement matters made by Shropshire Council

25/04370/FUL - Teds Green Caravan And Camping Site Sheriffhales - Installation of 8No. hardstanding caravan pitches and childrens' Play Park with landscaping and biodiversity enhancement measures – **No objection subject to the application meeting Shropshire Council Policies.**

25/04602/AG1 Chadwell Park Farm, Chadwell - Erection of an agricultural seed propagation building and all associated works - **No objection subject to the application meeting Shropshire Council Policies.**

25/04433/VAR - Variation of Condition No. 2 of permission 25/00646/FUL dated 9 May 2025 - Land Between B4379 And, Back Road, Crackleybank – **Recommend Refusal on the grounds that the stables do not need a pitched roof, and this would make it more visible in the area, this planning application adds to our concerns on the ongoing issues on the site. It was agreed to ask the Unitary Councillor to look at this application.**

It was agreed that the Clerk report to the Enforcement Officer that the gate post that has been installed appears to be going through a large tree root on the site.

Cllrs Mrs P Hodgetts and G Hodgetts left the meeting at this point.

25/04550/OUT Date: 10th December 2025 Our Ref: 25/04550/OUT Your Ref: DEVELOPMENT PROPOSED: Outline Application (all matters reserved) for residential development including demolition of Orchard House for access Proposed Residential Development West of Orchard House, Sheriffhales,

Recommend Refusal on the grounds that:-

- **Out of character with the village**
- **Traffic issues, access to and from the site**
- **Emergency Access / deliveries is difficult i.e for gas as no utilities**
- **CS5 village so no development should be made**
- **Can utilities cope? i.e sewage and drainage.**
- **Unreliable power supply – overhead cables**
- **Drainage issue from surface water**
- **This would have a major impact on the Environmental issues**
- **Infrastructure would not support further houses.**
- **Breach of Back land development**
- **Noise whilst it is being developed and when occupied.**

Cllrs Mrs P Hodgetts and G Hodgetts returned to the meeting.

Cllr P Bradburn left the meeting for this item.

25/04713/CPL Application for a Lawful Development Certificate for the proposed change of use to a short term residential furnished let 2 The Rock, Sheriffhales, Shifnal – **No Objection**

Cllr P Bradburn returned to the meeting.

25/04736/AG1 Address: Hilton Farm, Hilton Bank, Sheriffhales, Shifnal, Proposal: Proposed steel portal framed agricultural storage building with concrete apron – **No objection.**

Woodcote Quarry, at Woodcote, straddles the border of Telford & Wrekin Council's and Shropshire Council's areas and operator NRS Aggregates Limited has applied to both planning authorities to extend its life by 10 years to 2045.

Cllr P Bradburn reported that Planning application 17/03661/EIA, at the time there where some objections and see attached correspondence from the PC to SCC planning committee, there are comments relating to a community benefit fund, however, in the section 106 contract and the decision document there is no mention of a community benefit fund and no obligation or condition placed on the quarry operators to engage with the local community, the quarry is ultimately operated by a group Natural Resource Service Holding Company, a multi million pound and very profitable group that operate a number of quarries in the UK, SC seems to have missed an opportunity to get some community benefit and leverage on the company when granting the original application, hopefully we can get this corrected this time round and bring some pressure to bear.

It was noted that the Quarry company NSR have given funds to the school, they also they have a street cleaner. We could ask for funds towards outstanding projects, such as the flagpole, Sid's and posts and also a community service

to cleanse the streets with the street cleaner through the whole of the Parish area. In addition of other issues such as installing additional litter bins and emptying services.

It was agreed that the Clerk write to the owners of the following businesses to start discussions with NSR subsidiary of Breedon Group, Davidson Forklift Company, Shropshire Petals , PDM and BEST Concrete works / skip company, to ask for support due to the loss of funding / support from Shropshire Council due to the devolution process from Local Government.

25/04646/FUL Date: 18th December 2025 Our Ref: 25/04646/FUL Your Ref: DEVELOPMENT PROPOSED:
Proposed extension to existing building for dairy machinery, implements and parts storage. MR Dean Limited, Units 1 And 2, Bloomsbury Garage, Bloomsbury – **No objection**

25/04683/FUL Date: 23rd December 2025 Our Ref: 25/04683/FUL Your Ref: DEVELOPMENT PROPOSED:
Proposed construction of equine menage and formation of stabling within existing building (part retrospective)
Proposed Stables And Menage To The South Of, Marsh Road, Sheriffhales - **noted**

Decisions

25/04082/FUL Lilleshall Hall, Lilleshall, Proposal: Works to access road including new lighting, new surfacing to unmade road and informal parking areas, extension of existing footpath, and new fenced enclosure - Decision: Grant Permission

7/26. To receive an update on outstanding items from the list from the roles and responsibilities (grounds maintenance contract)

The grounds maintenance quotes are detailed below:-

Contractor 1

6 Months grass cutting @£450 per month is correct £2700.
1 Cut Late March & 1 cut early October. = 7 Months @£450.

Start date, early April. All Grass, Hedges, Vegetation, Weed Control, would be dealt with on first visit. My advice is 2x Monthly Visits to areas: N1,N2,N3,N4,N8. 1x Monthly Visits, areas: N5,N6,N7,S6,S7,S8,S9. Total Monthly Cost: £450+VAT

Every 3 Months or as required: S1,S2,S3,S4,S5 - Additional Cost: £105+VAT. All paths will be kept weed free until end of September.

Contractor 2

I would envisage the area indicated would take a working day to complete. Our costs would be £ 700+vat (3-4 visit per annum) we would also spray various areas around signposts, path verge at a cost £ 175 per visit (twice annually). Taking on board about path clearance and safety the general appearance will be noticeable should we take on the contract.

It was proposed by Cllr J Horne to engage contractor 1 as detailed above for 1 year, which will be reviewed before the year ends and discuss extended the agreement. This was seconded by Cllr A Edwards and on a vote this was agreed.

8/26. To discuss a plan of action for the playing field loan

It was agreed to put in an application to the Solar Farm for the paying off the loan for the Playing Field of circa £42,000, to save the Parish £3,500 per annum on the Council Precept. Cllr Mrs S Whittam agreed to submit the application.

9/26. To discuss Parishes working together

Although the Parish reached out to neighbouring Parishes, this was not taken up, but we do have a good working relationship with Shifnal Council.

10/26. To discuss and agree a retainer / look at legal fees

This was deferred until we get further information from Unitary Councillor Elizabeth Barker.

11/26. To look at other area of the parishes what we do for them

This has been discussed under the new grounds maintenance contract and also ask for support from local companies.

12/26. Update on Environmental issues

This was deferred until the next meeting.

13/26. To discuss the Annual Parish Meeting 2026.

The meeting date is set for the 10th March 2026, it was agreed to have a meet and greet of the new Unitary Councillors, Thomas Clayton, and the Police. The meeting to start at 7.30pm, and the ordinary meeting at 6.30pm.

14/26. To agree the cost of a new permanent flagpole

Funding will be looked at from grants for this project from local suppliers, the total cost with an internal lanyard and professionally installed would be a cost of £1354, this is a 4.6m pole, if it is over this then planning permission would be required, and the cost of a taller pole is circa £2034 plus planning permission. This was deferred whilst the temporary flagpole is in situ.

The Police commissioner has agreed the funding for the new SIDS signs but we would need Discretionary Chairmans allowance to pay for the planning application. On a vote this was agreed. The locations agreed were at Heath Hill by the Noticeboard, and by Attwell farm, by Sheriffhales boundary sign.

15/26. Clerks report including

The following items were noted:-

Launch of Rural Housing Enabler Hub
Chairs' Network Meeting - Thursday 15th January 2026 at 6pm
Fly-Tipping Fortnight - Town and Parish Council Briefing Note
Design Supplementary Planning Consultation Presentation
Broadband / Mobile phone signal information sessions

16/26. Accounts for payment

It was agreed to accept the accounts for payment detailed below:-

19/12/2025	4.25	64	interest charged
26/12/2025	487.54	65	Clerks salary
26/12/2025	150.65	66	Inland revenue
26/12/2025	25.60	67	J Cree expenses
01/12/2025	162.00	68	Dittons
01/12/2025	90.00	69	Training SALC
19/01/2026	4.25	70	interest charged
26/01/2026	536.28	71	Clerks salary
26/01/2026	171.99	72	Inland revenue
26/01/2026	56.86	73	J Cree expenses
01/01/2026	162.00	74	Dittons
01/01/2026	60.00	75	Recoded
13/01/2026	125.00	76	Shropshire Council

17/26. Future Agenda Items

Damien Kelly – after planning for SID.

18/26. Date and Time of next meeting 10th March 2026 at 6.30pm and Annual Parish Meeting 7.30pm.
(apologies from Cllrs N Pulker and Mrs A Sutcliff)

Meeting closed at 9.00pm.

13/1/2026