

A BERRINGTON PARISH COUNCIL
Thursday 2nd October 2025,
MINUTES

1. **Chairs welcome.** The Chairman welcomed all to the meeting
2. **Present Councillor** H Carpenter-Chairman, Councillor H Eccles- Vice-Chairman, Councillor A Abbot and Councillor N Biggs. Also, present Shropshire Councillor S Coleman, L Pardoe Clerk to the meeting and 21 members of the public. Apologies – were received from Councillor A Yeomans who was on holiday, Councillor N Rathbone who was on holiday, Councillor C Morris and Councillor S Hess both of whom had sick children.
3. **Declaration of Pecuniary Interest.** None were declared at this point of the meeting.
4. **Council to agree the minutes of the September 2025 meeting.** It was agreed that these were a true and accurate record of the meeting Proposed by Councillor N Biggs seconded by Councillor H Carpenter and agreed by all members present.
5. **John Campion to speak to members on traffic matters.** John Campion was unable to attend this meeting He would be able to attend another meeting at a later date.
Standing Orders were suspended to allow the members of the public to speak.
6. **Public session.** The Chairman welcomed all to the meeting and laid down some ground rules for the session.
 - a. There was NO Local Plan so there is no point in referring to it, It was withdrawn by Shropshire Council after the Planning Inspectors wanted changes made and there was no time to do this as they were given 6 months to review and change it.
 - b. This application is set against the background of an ambitious Housing Policy by the Government.
 - c. The Site is a sustainable development
 - d. He also asked for people to speak one at a time to enable the clerk to make accurate notes and not to speak over the top of each other.
 - e. He would tolerate no Political Statements and people would be stopped.

Mr Healey updated the meeting on progress of the Community Speedwatch. The PCSO has met with him and they have filled in forms ready to send off. PSCO Lyn Birch is very keen to get this started off again. Mr Healey stated he would like to do this at least once a month. This he feels will give us accurate data on speeds and volume of traffic.

The floor was then opened up to people to speak on Berrington Meadows proposed development. - See attached sheet with comments

Standing Orders were reinstated for the meeting to continue.

The Chairman thanked all members of the public for attending and assured them that their views would be taken into account in the Parish Councils ultimate decision on the Planning application for Phases 3 & 4 Berrington Meadows for an additional 55 residences in the village of Crosshouses.

7. **Shropshire Councillors Report.** Councillor Coleman reported that she was still chasing the VAS which had been agreed to as part of the traffic calming as part of the Berrington Meadows development.

The current payment for the green bin collection would be continued.

8. **Planning Matters**

- **a) Decisions.**
- Reference: 25/01672/FUL (validated: 13/05/2025)
Address: 4 Betton Strange Cottages, Betton Strange, Cross Houses, Shrewsbury, Shropshire, SY5 6HZ
Proposal: Two story rear extension including demolition of existing lobby/porch. Permission Granted
- Reference: 25/02000/FUL
Address: Proposed dwelling adjacent to Greenmantle, 1 Cross Houses.
Proposal: Erection of a detached dwelling and double garage , formation of access. Awaiting decision

b) New Applications

- Reference: 25/02751/FUL
Address: Proposed Residential land to the East of Ridout Road, Crosshouses
Proposal: Residential development for 55 no dwellings. After discussion and taking into account residents concerns the Parish Council object to this application in its current form.
We ask that this application be determined by Shropshire Council Southern Planning Committee, rather than being dealt with by delegated authority. This will allow elected members, the Parish Council and residents to present their concerns and suggestions in person.

The Parish Council has carefully considered the above application and invited residents to express their views at a recent public meeting. Following this process, the Parish Council resolves to **object to the application in its current form.**

We ask that this application is determined by the **Shropshire Council Southern Planning Committee**, rather than being dealt with under delegated authority. This will allow elected Members, the Parish Council, and residents to present their concerns and suggestions in person.

While we acknowledge the housing pressures arising from national housing targets and the absence of a new Local Plan, we believe the development in its current form is not acceptable. However, if it was deemed that the plan should be granted, we wish to work with Shropshire Council Planning Officers and the developers to secure an amended scheme that better respects the existing community and rural character of Cross Houses.

The following points are made under **Material Planning Considerations:**

1. Overlooking, Loss of Privacy, Loss of Light, and Overshadowing

- Multiple residents have raised serious concerns that several proposed dwellings are sited too close to existing homes, creating an unacceptable loss of privacy.
- Some proposed plots are elevated above current properties, worsening overlooking impacts.
- This is contrary to the basic amenity safeguards normally expected under planning policy.
- We note that several bungalows are included in the layout. These could be **re-sited along the boundaries adjoining existing homes**, to reduce the effects of overlooking and overshadowing.

2. Parking Provision

- The current provision of two parking spaces per dwelling is inadequate for modern family life.
- Visitors and households with multiple vehicles are likely to overspill onto pavements, further reducing pedestrian and road safety.
- We request **additional unallocated parking bays** be incorporated into the scheme to mitigate this foreseeable problem.

3. Highway Safety

- Residents remain deeply concerned about the roundabout built as part of earlier development phases. This has still not been adopted by Shropshire Highways after five years, leading to doubts about whether it was constructed to specification.
- The Parish Council have concerns that the proposed development will add increased traffic trying to get on to the A458 via a roundabout, which is barely adequate for the current estate traffic . The current design favours through traffic on the A458, leading to queuing on the estate.
- The current design allows a straight-line movement for southbound vehicles, encouraging speeding. The roundabout is damaged, and residents find it unsafe to access the main road from side junctions.

- The Parish Council has concerns as to whether the present roundabout is compliant with the current regulations. This relates mainly to the lack of an 'island' or 'refuge' on the arm where Ridout Road connects to the A458. Reference CD116 Geometric Design of Roundabouts. Perhaps this is why Highways has not adopted the roundabout.
- Construction traffic must not pass through the existing development, as roads are too narrow for safe passage. We request that **a temporary and, ideally, permanent construction access is created from the south** of the site.
- The Parish Council would want to see limitations on the construction working day and not have developers working late into the evenings, causing disruption and noise pollution
- Construction workers should not park on the existing estate roads, spaces should be made available to them on the construction site.
- The Parish Council would want to see a Full Construction Traffic Management Plan addressing all the issues detailed above along with a Transport Assessment Plan

4. Traffic Impact

- The A458 is already subject to congestion and speeding issues, compounded by proposed new developments in Ironbridge, Much Wenlock and Cressage.
- Increased construction and residential traffic through Ridout Road and adjoining estate roads will add unacceptable safety risks and cumulative impacts.

5. Affordable Housing

- The application provides only 8 affordable dwellings.
- Under Shropshire Council's own policy (20%), the figure should be **at least 11**.
- The Parish Council notes current discussions about raising this to 40%. We strongly request the developer be required to provide the **maximum viable proportion of affordable housing**, to give local young people a realistic chance of remaining in the village.

6. Community Benefits

- **Play Area:** All current play areas are on the opposite side of the A458. A safe children's play area should be incorporated into this development, with long-term maintenance costs secured via a levy on new properties.
- **Education Transport:** School and college transport is already at capacity. Developer contributions should be secured to fund additional long-term transport provision for the village.
- **Average Speed Cameras:** Speeding through Cross Houses is a long-standing problem, affecting both current and future residents. Developer funding should be secured to provide **average speed cameras through the village**, including several years of maintenance costs.

This list is not exhaustive, the Parish Council and residents would likely have further suggestions and would welcome other suggestions from the developers. The aim here is to ensure a sustainable existence for the village.

7. Developer Engagement

We are disappointed that Fletcher Homes declined to attend the Parish Council's public session, preferring instead to respond only in writing. Direct engagement is critical for trust and constructive dialogue. This was very much the case with Phases 1&2 where they readily met with the Parish Council and concerns were able to be dealt with in a timely manner. We urge the developer to improve consultation with the community as this application progresses.

Conclusion

The Parish Council objects to the application in its current form. However, we remain willing to work with Shropshire Council Planning Officers and the developer to achieve a revised scheme in the event that the plan is permitted, which:

- Minimises harm to existing residents,
- Provides adequate infrastructure and community benefits, and
- Supports sustainable growth of the village.

We respectfully request that this application is referred to the **Southern Planning Committee** for determination.

- Reference: 25/03147/FUL
Address: Blytheway. Berrington.SY5 6HB
Proposal: Proposed side extension. After discussion the Parish Council agreed to pass no comment on this application.
- Reference:25/03370/LBC
Address: 1 Russell Place, Crosshouses
Proposal: Replacement of 9 No windows. After discussion the Parish Council agreed to pass no comment on this application.

c) Applications received after the agenda has been prepared. Tgere were no new applications after the agenda had been prepared

- 9. Report on state of readiness of defibrillator- Clerk to report after checking status with Jon Sharrocks from Shropshire Homes.**
- 10. Councillor Rathbone to give an update on the Berrington Telephone Box.** Councillor Rathbone was not present and would update at the next meeting
- 11. Clerks report to cover items not on the agenda-verbal**
- 12. Council to agree their Policing priorities; papers sent to members by separate e-mail.** After discussion it was agreed that these would be as previously agreed with the removal of the drug related issues reference and the addition of speeding on electric bike.
- 13. Highways matters-** Members had nothing to report at this time
- 14. Financial Matters**
 - a. Council to agree payment of monthly invoices as presented by the Clerk .It was agreed to pay the invoices as presented by the clerk Proposed by Councillor H Carpenter , seconded by Councillor A Abbott and agreed by all members present.

October meeting			
30	FPO	L Pardoe	26.25
31	FPO	HMRC PAYE	152.80
32		HMRC NI	65.62
33		Gallagher Insurance	2104.68
34		SLCC	165.00
35		Eon	137.81
36		SLB Groundcare	70.00
	D/D	Waterplus	23.90
	Bank	Charges	4.25
	D/D	EE	38.57
	S/O	L Pardoe	701.86
	D/D	H Fox	23.99
	S/O	R Yeomans	227.52

- b. Council to accept the Monthly Bank Reconciliation as presented by the Clerk .It was agreed to accept the bank reconciliation as presented by the clerk
Proposed by councillor A Abbott, seconded by Councillor H carpenter and agree by all members present
- c. Council to agree to renew Insurance with Gallagher. It was agreed to renew the Insurance with Gallagher,
- d. Council to agree the National Pay award backdated to April 2025 It was agreed to pay the National Pay award backdated to April 20205
- e. Proposed By councillor H Eccles and seconded by Councillor H Carpenter and agreed by all members present
- f. Council to agree to purchase a mobile phone monthly package to use for council business. It was agreed that the clerk should purchase a monthly package for the Mobile Phone for the Council. Proposed by Councillor H Carpenter ,seconded by Councillor N Biggs and agreed by all members present.

15. Parish Matters there were no issues to report at this time

16. Date and time of next meeting- It was agreed that this would be held on Thursday 13th November 2025 starting at 7.00pm

17. 17 The Chairman thanked all for attending and closed the meeting at 9.15pm