

A BERRINGTON PARISH COUNCIL MEETING
Cross Houses Community Centre
Thursday 22nd January 2026,

MINUTES

1. **Chairs welcome.** The Chair welcomed all to the meeting
2. **Present** Councillor H Carpenter-Chairman, Councillor H Eccles-Vice-Chairman, Councillor A Abbott, Councillor N Biggs, Councillor M Rathbone, Councillor A Yeomans. LPardoe, clerk to the Council and 5 members of the public. Also present was P J Triplow a representative from Berrys.& Apologies were received from Councillor Morris, and Hess
3. **Declaration of Pecuniary Interest.** There were none declared at this point of the meeting
4. **Council to agree the minutes of the November 2025 meeting.** It was agreed that these were a true and accurate record of the meeting. Proposed by Councillor Abbott seconded by Councillor H Eccles and agreed by all members present.
5. **P J Triplow from Berrys to speak on the amendments to the Berrington Meadows application.** A handout had been prepared to address the issues that had been raised at the November meeting.

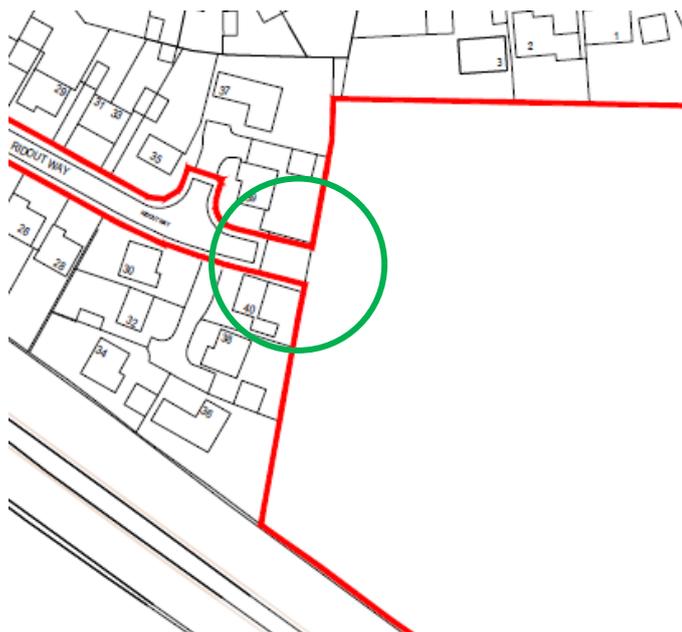
This briefing note is intended to be a short note highlighting the changes shown on the updated site plans that takes into account the feedback received from the parish council and local community following feed back at the previous parish council meeting and comments on the application online. The Design and Access Statement has also been updated and includes the majority of changes on page 14 of the statement, there is a Transport Statement that has been submitted.

The changes proposed include:

- Single storey bungalows along the site entrance as you enter from Ridout Road – each bungalow is marked with a yellow star below and some of the houses have been orientated to be sideways on and cross sections have been produced to ground levels across the site,



- Increased parking for 4bed dwellings and additional side by side parking to the front of most houses, with extra parking within the turning heads in several places to alleviate on street parking pressures,
- The LEAP (play area) has been located in the eastern side of the site as per the request of local residents at the meeting (purple rectangle),
- The redline boundary has been altered to meet ownership requirements as you enter the site and we apologise for any oversight on the original application (shown by a green circle below),



- Noise from the proposed pumping station – details have been requested from the pumping station manufacturer and confirmed as follows:

These pump stations utilise submersible pumps, which only operate when the pump units are partially or fully submerged in water. Most pump units generate 70–80dB of noise within 1m from the unit itself. Most pump units are positioned 4+ meters underground with a concrete slab and steel access cover to enclose the well. Noise level above the ground, directly above the pumps is estimated to be no more than 40–50dB. Type 3 adoptable pump stations require a 15m unhabitable radius from the pump station. Which means, if this station is in a residential area, then there is going to be very little chance of noise disturbance whilst in operation.

Pump stations designed to adoptable standards have to meet a rigorous set of design criteria and standards, which have been curated over many years to ensure that they are not a nuisance to surrounding residents.

- With regard to access into the site – access is only available from Ridout Road because Fletcher Homes own the site. The site is currently farmed by a neighbouring landowner, which allows them to access the site from a track to the southeast (circled green), however this is third party land and NOT under the control of the applicant, so access via this route is not possible,



- Concerns regarding the bin lorries mounting the kerb are an existing situation and already happening, the council's highways officer concerns this is already happening and will not result in additional refuse movements to serve the proposed site.
- Transport Statement confirms that vehicle swept paths have been assessed for the internal site layout and access route via existing residential estate roads. The assessments demonstrate that the existing and proposed road networks are suitable to accommodate emergency access. Measures to minimise potential vehicle conflict along the access route will be set out within a Construction Traffic Management Plan, to be secured as a conditional matter under any subsequent planning approval.
- Traffic generation – the proposed development is forecast to generate in the region of 29 – 31 combined arrivals and departures in the network peak hours, with a total of 135 arrivals and 136 departures per day. This represents an additional traffic movement every 2–minutes on average across network peak hours. Given that the wider development is served by a four–arm roundabout junction, it is considered that this level of additional movements can be accommodated without detriment to the operational safety and capacity of the adjoining highway network.

PJ Triplow went through the changes briefly. They have increased the parking spaces for some of the properties. They have also moved the siting of the Children pay area. This will be fully equipped . this is a locally equipped area. The size is to do with the size of the development. The clerk asked that the Play area be big enough for the Phase 1&2 of Berrington Meadows to be included as it was on the same site. Children would not recognise that their development was only intended for Phase 3 & 4 properties. It was felt that it was important to have the maintenance contractors maintain the play areas, if the residents are paying grounds maintenance fees .

There is an ongoing problem with the Play Area outside The Community Centre which is owned by Greenbelt but there is no contract with residents of The Chestnuts for maintenance of the green spaces, so the maintenance is irregular and not good.

The concerns about the noise of the pumping station. It is going to be 4 metres underground and the noise you would hear would be the equivalent to the rustling of wind through the trees. It will also be screened with greenery and a hedge.

Members of the public were not happy that their concerns over the height of the houses backing on to their home had been addressed. They were being overshadowed by the houses, they wanted the properties proposed to be changed to bungalows.

Access during the development was not addressed as the residents and the Parish Council would wish to be. Councillor Rathbone wanted them to address the access on to the estate as a safety issue for whether the additional movement can be accommodated. It is possible on the roundabout but can we look at those issues. This is not just a construction safety issue but an everyday issue.

There are problems with the roundabout. Can we take this opportunity to get it right. A councillor asked if there could be an entrance to the development from the Church Lane. Apparently Fletcher Homes do not own the land. However the person who owns it originally owned the land for the development before it was bought by Fetchers' there is an existing relationship between them. Could this be investigated further

6. Public session. This was encompassed in the previous section. A lady from Brompton complained that her house was frequently cut off by overflowing and blocked ditches. There have been numerous meetings with National Trust, the tenant farmer and the previous Chairman of the Parish Council and it was agreed that the ditches should be cleared out but to date this has not happened.

7. Shropshire Councillors Report. Councillor Coleman was not present.

8. Planning Matters

- **a) Decisions.**
- Reference: 25/02751/FUL
Address: Proposed Residential land to the East of Ridout Road, Crosshouses
Proposal: Residential development for 55 no dwellings. Awaiting Decision
- Reference: 25/03370/LBC
Address: 1 Russell Place, Crosshouses
Proposal: Replacement of 9 No windows. Application withdrawn
- Reference: 25/03909/VRA106 (validated: 17/10/2025)
Address: 32 High Cross Avenue, Cross Houses, Shrewsbury, Shropshire, SY5 6LJ
Proposal: Variation of Section 106 Legal Obligation pursuant to S/90/227/61/90 and S/90/1102/61/90 to allow for an amendment to the discounted price. Awaiting decision

b) New Applications.

- Reference:25/02751/FUL
Proposed residential land to the east of Ridout Road, Crosshouses Proposal. There have been amendments made to the original application following a representative from Berrys met with members and residents at the October meeting.

After discussion it was agreed that whilst some amendments have been made to the proposal the Parish Council were not at all satisfied with them and requested that the following points be addressed. **Updated Response by Berrington Parish Council to Planning Application: 25/02751/FUL**

Location: Land East of Ridout Road, Cross Houses **Position:** Objection / Formal Request for Further Revision

Introduction & Acknowledgement

The Parish Council wishes to acknowledge the proactive engagement from Fletcher Homes and their representatives at Berrys. We appreciate the willingness to meet with members and residents on two occasions. While we are pleased to see a positive move toward community consultation, the Council maintains that several critical issues remain outstanding. Consequently, at this juncture, **the Parish Council does not support the application in its current form.**

Key Areas Requiring Resolution

Following a review of the amended proposals, the Council requests that the following points be addressed to ensure the development is appropriate for the site and safe for the community:

1. **Residential Amenity (Privacy & Light):** The proposed large dwelling positioned to overlook **Wrekin Cottage** remains a significant concern. To mitigate the loss of privacy and the overbearing nature of the structure on the existing property, the Council strongly requests this plot be amended to a **single-storey bungalow**. This change would better respect the existing building line and the amenity of current residents.
1. **Access & Infrastructure:** The Council requests a more thorough investigation into the site's access strategy. Specifically, we ask that a **permanent secondary or alternative access point** via Church Lane be formally evaluated. Diversifying the entry points could alleviate the singular pressure on the Ridout Road corridor, the ultimate preference being that the only entry/exit for the new development is at the south of the site and there is no through road to Ridout Road (potentially blocked by permanent bollards)

2. **Completion of Existing Works:** For the community to have confidence in new infrastructure, the **existing roundabout** must be properly and fully completed to a high standard before or during the initial phases of the new development. For context:
- **Highway Safety and Transport Statement Critique**
 - The Parish Council strongly disputes the conclusions drawn within the developer's **Transport Statement** regarding the existing roundabout.
 - Section 2.12 states: "Looking at the wider roundabout junction geometry, there is insufficient entry deflection on the eastbound approach. The flush nature of the overrun area does not discourage overrun and allows eastbound traffic to take the fastest path straight through the junction. As is detailed later in this report, our review of reported road traffic collisions suggests that this matter is not manifesting any material highway safety concerns."
 - **Design Flaws:** The statement acknowledges that the roundabout features a "straight-through" section which actively facilitates speeding. This is a clear design failure that compromises the safety of all road users. This roundabout was built by this developer.
 - **Safety Record vs. Risk:** The developer's assertion that the junction is "acceptable" simply because no accidents have been recorded to date is fundamentally flawed. Planning and highways policy should be proactive and preventative; the Parish Council does not believe a serious incident should be the prerequisite for necessary safety improvements. Since it's building, this roundabout has been the subject of many Parish Council meetings.
 - **Adoption Status:** It is of significant concern that this infrastructure has not yet been adopted by **Shropshire Council**. Until the roundabout is brought up to an adoptable standard that effectively manages vehicle speeds, any increase in traffic volume from 55 additional homes is premature and potentially hazardous.
3. **Highway Safety & Construction Management:** We hold grave concerns regarding traffic movement throughout the internal layout. The current design does not sufficiently address the safety of pedestrians - particularly young people. Furthermore, a robust **Construction Traffic Management Plan (CTMP)** is essential. We are concerned that the mix of heavy construction vehicles and new residents during the early phases poses an unacceptable risk to public safety.

Conclusion

While the Council recognises the effort made to amend the original plans, the revisions do not yet go far enough to satisfy local planning requirements or community safety concerns. We remain open to further dialogue but must maintain our objection until these specific items are resolved.

c) Applications received after the agenda has been prepared

- PLANNING REFERENCE - 25/04876/FUL
DEVELOPMENT PROPOSED - Amendment to the approved cable route associated with Berrington Solar Farm (Planning Ref: 22/04355/FUL),

proposing an alternative 2,220-metre underground loop-in loop-out grid connection.

LOCATION: - Cliff House, Berrington, Shrewsbury, Shropshire, SY5 6HL.

After discussion it was agreed that the Council would make no comment on this application.

- 9. Report on state of readiness of defibrillator- Clerk to report after checking status with Jon Sharrocks from Shropshire Homes. There is a replacement defibrillator in place, the cabinet is not at this time locked as it was broken in November when it was being taken to use on a casualty. The clerk has a replacement cabinet and we are awaiting it to be installed.** The clerk was asked to see when Jon Sharrocks was able to do some training for the residents of Berrington and Crosshouses

10. Progress Report on items from previous meetings

- a. VAS signs. Still awaiting progress report from Shropshire Councillor Coleman.
- b. Village Gateways. A site meeting has been had and it was agreed that the decision would be made after the budget and precept setting in agenda item 14 c&d
- c. Footpath Cantlop Mill. This has been loaded on to Fix my street by the clerk without picture and also by Councillor Eccles with pictures
- d. Speeding through Cantlop Cross

- 11. Clerks report to cover items not on the agenda-verbal.** She was trying to get someone from the Police and Crime Commissioner Office to meet with members and discuss the local speeding issues. Speeding through the hamlet to be looked at whilst they were on site.

12. Highways matters- Members to report any highways issues

13. Councillor Rathbone to speak to members on the pump in Berrington Village

Councillor Rathbone said that she had been doing some research into the old pump at Berrington. This has been an issue for some time as the soakaways from the neighbouring property had caused damage to the well which in turn had caused the footpath to sink. The footpath has now been closed for a couple of years. The land on which the pump stands is not owned by anyone. Land registry searches have shown nothing. Berrington Village Hall had agreed as a one off to try and get this sorted out to enable the footpath to be reopened. They had a quote from a local builder to excavate and pour concrete footings, lay a block and beam subfloor to tie walls together and level ground around site and reinstate fencing. They were asking for a grant from the Parish Council towards this work. The Chairman thanks Councillor Rathbone for all her work. The Parish Council agreed in principle to give a grant to the Village Hall Committee for this project. Proposed by Councillor H Carpenter, seconded by Councillor N Biggs and agreed by all members present.

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 Carter, seconded by Councillor A Abbott and agreed by all members present

- 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 H Carpenter, seconded by Councillor A Abbott and agreed by all members present.
- c. Members to agree and set Budget. After discussion it was agreed to set the budget as presented by the clerk proposed by Councillor H Carpenter, seconded by Councillor A Abbot and agreed by all members present.
- d. Members to agree and set the Precept for the financial year 2026 /2027. After discussion it was agreed to set the precept at £17,000 for the forthcoming year, which would be an increase of approximately 6.3% and equates to an increase of £2.61 per Band D household. This was proposed by Councillor H Caroenter, seconded by Councillor A Abbott and agreed by all members present. It was agreed to put a small piece in the Pump magazine to explain the increase to the residents.

15. Parish Matters members to report any parish matters not covered on the agenda. There were no new matters that had not been covered elsewhere on the agenda

16. Members to decide on interview panel for applicants for the position of clerk and Responsible Finance Officer. It was agreed that this would consist of Councillor H Carpenter, Councillor H Eccles and Councillor M Rathbone. Interview dates to be agreed at a later date.

17. Date and time of next meeting-It was agreed that the next meeting would be held on Thursday 5th March 2026 starting at 7.00pm as the 5th February was only two weeks away.

18. The Chairman thanked all for attending and closed the meeting at 8.45pm.