

MORETON SAY PARISH COUNCIL

Minutes of the Extraordinary Meeting of Moreton Say Parish Council held at The Clive Hall, Moreton Say on Monday 30th June 2025 commencing at 7.30 pm.

Present: Councillors C Dutton, G Turner, A Wickett, C Wellon, P Smith, J James, and J Burslem also, Mrs J Evans (Clerk).

Apologies: Unitary Councillor M Myles-Hook

1. **Welcome / Present / Apologises** – Cllr Dutton welcomed everyone to the meeting and asked the Councillors to introduce themselves. Apologies were given as stated above.
2. **Declarations of Interest** – None
3. **Public Session** – There were 14 members of the public present, residents of Moreton Say Parish and the Longford Turning area, many of whom spoke in objection to planning application 25/01926/OUT. This planning application is for 100 homes on the Moreton Say parish side of the boundary with Market Drayton. The reasons for their objections covered the following points:
 - Concerns relating to insufficient Medical Health infrastructure in Market Drayton
 - Concerns relating to safety both access in and out of the development and increased traffic in the area
 - Concerns relating to utility infrastructure
 - Concerns relating to the scale and character of the new houses not being in keeping with the area
 - Question whether more houses were needed as there are houses still to be built on other sites in the Market Drayton area and a lot of new builds had not been sold
 - Concerns regarding the effects of a large building project, taking years to complete, would have on the quality of life for local residents
 - Concerns over the increased carbon footprint of this building project and resulting development
 - Question the impact this project would have on the economy of Market Drayton and concerns that it would be a commuter development
 - Concerns regarding the environment, newts had been seen at various properties in the area
 - Question if the affordable housing, mentioned in the planning application, was actually affordable for local people

Cllr Dutton thanked all members of the public for their comments and explained that the Parish Council would now discuss both planning applications and decide what comments to make to Shropshire Council.

4. **Planning** - The following planning applications were considered and the comments to the Planning Department at Shropshire Council were agreed:

25/01926/OUT - Outline application for up to 100 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated highways improvement works (to include access) - Land North of A53, Longford, Market Drayton, Shropshire

Cllr Turner explained the background of this planning application including:

- The area being in the Market Drayton Neighbourhood Plan, which was never completed, and therefore unable to be in the Three Parish Plan covering Moreton Say Parish
- This area being identified in the Shropshire Council's Local Plan for development along with a restriction that there should be development of a sports facility, but this Local Plan has not been completed
- This being the third planning application for this site, the previous two being refused by Shropshire Council

- The fact that Shropshire Council does not currently have a 5-year land supply which means it is less able to refuse planning applications generally.

CLlr Dutton outlined his concerns regarding this planning application, many the same as quoted by members of the public including the impact on local services eg Medical Centres, Hospitals and Schools but also environmental concerns of increased flooding already seen in the area from current building projects.

Other Councillors expressed their concerns regarding:

- All highways' issues associated with the increase in traffic in the narrow lanes and the lack of data in the planning application concerning traffic coming out of the development and turning left towards Longford.
- The adverse effect this will have on the farming industry and economy of this rural parish
- The need for a detailed Archaeology Report on the area before any building starts
- The need for a detailed Environmental Impact report on the area to cover drainage and flooding as well as endangered species

The Clerk read out the objecting comments previously made by the Parish Council regarding this area. She then went on to explain that the Parish Council would be sending their comments to Shropshire Council regarding the present application but this was a consultation process and the decision of whether this planning application was granted or refused was taken by Shropshire Council who, as they do not currently have a five-year land supply, had to be in line with Government policy which was in favour of development.

The Parish Councillors unanimously agreed to **object to this planning application** and the Clerk will compile the comments including the concerns discussed above.

25/02063/FUL – Erection of 1 no dwelling and garage – Proposed Dwelling at The Former Slaughterhouse, Longslow, Market Drayton, Shropshire – It was agreed that **no comments** would be made regarding this application.

Determination of Planning

None

5. Financial - Expenditure

Payee	Expense		Net Amount	Vat Amount	Authority
Jane Evans	Clerk's quarterly reimbursements	Int Bk	£54.08		LG(FP)A 1963 s 5
	Total		£54.08		

The Council reviewed this expenditure and unanimously resolved to agree it

There being no other business the Chairman declared the meeting closed at 8.10 pm

Approval of the Minutes held on 30th June 2025

Minutes accepted and approved by Moreton Say Parish Council at a meeting held on 24th July 2025

Signed by the Chairman 