Loggerheads Parish Council
Loggerheads Community Fire Station Market Drayton Road
Loggerheads Market Drayton
Shropshire TF9 4EZ

T: 07919 911938
clerk@loggerheadsparishcouncil.gov.uk
www.loggerheadsparishcouncil.gov.uk

Minutes of the **Planning and Environment Committee** meeting of **Loggerheads Parish Council** to be held at **7pm on Monday 3 August** at Loggerheads Community Fire Station, Market Drayton Road, Loggerheads, Market Drayton, Shropshire TF9 4EZ.

Minutes

Present:- Chairman Love, Cllr Swan, Cllr Swetman, Cllr Goodwin, Cllr Roberts, Cllr Fox, Cllr Lee, Cllr Wilkinson

1. **To receive and consider apologies for absence**
   Cllr Wagg

2. **To note declarations of Members' interests** – Cllr Fox declared interest in 26/00453/FUL
3. **To approve and sign the minutes of the Planning and Environment Committee meeting held in July 2026**

   Proposed Cllr Swan
   Seconded Cllr Lee

4. **Public Question Time – no members of the public present**

5. **To consider the planning applications received for comment. See below on separate page**

6. **To note any planning applications having been decided by NuLBC: - none to report**

7. **To discuss any planning issues reported to NBC**

   The Clerk had reported the issues at the car wash twice to NBC enforcement.

   Site Address: Land Off Wesleyan Road Ashley Market Drayton Shropshire
   Description of development: Development of one serviced plot for self-build and custom housebuilding (all matters reserved except access).
   Application reference: 26/00246/OUT
   Appeal reference: 6012436
   Appeal start date: 14th July 2026

   Clerk would investigate why the appeal is not on the PINS web site.

8. **To discuss the implications of LGR on planning** – Chairman Love gave an update on a webinar he had attended along with Cllr Butterworth. It would appear that LPC had too many houses already and this would be positive when the NHP was reviewed and a housing needs assessment done. Any NHP in place when LGR takes place they should hold weight.

9. **To discuss and decide on a Review of Neighbourhood Plan - including committing expenditure to get expert input and authorising delegation to LPC Chairman and Clerk to get the process in place.**

Proposed by Chairman Love to engage with Urban Vision – Hannah Barter to review and revisit the NHP

Seconded by Cllr Swan.
Unanimous

10. **To consider the following Member Items: - non**

11. **To note the date of the next Planning and Environment Committee. September 14th 2026**

Meeting ended 19:40

Planning applications discussed in item 5

Erection of buildings for agricultural storage including associated office space. Fields Farm Wharmadine Lane Ashley Market Drayton Shropshire TF9 4NF

Ref. No: 26/00526/AGR | Received: Wed 22 Jul 2026 | Validated: Wed 22 Jul 2026 | Status: Pending Consideration

NO COMMENT FROM LPC

Application to vary condition 8 of planning permission 23/00002/OUT - to vary the wording (Highway Improvement Works) to alter the condition trigger to prior to the occupation of the 100th dwelling

Land North Of Mucklestone Wood Lane And East Of Rock Lane Loggerheads Market Drayton Shropshire TF9 4EF

Ref. No: 26/00507/FUL | Received: Tue 14 Jul 2026 | Validated: Mon 20 Jul 2026 | Status: Pending Consideration

NO COMMENT FROM LPC

Proposed extension an alterations to side and rear of existing property. 6 The Crescent Ashley Market Drayton Shropshire TF9 4LL

Ref. No: 26/00489/FUL | Received: Mon 06 Jul 2026 | Validated: Mon 06 Jul 2026 | Status: Pending Consideration

NO COMMENT FROM LPC

Full planning permission seeking the change of use of Eldertree Lodge from a C2a (Secure Residential Institution) to a C2 (Residential Institution) as well as other associated works, including changes to boundary treatments.

Eldertree Lodge Eldertree Lane Ashley Market Drayton Shropshire TF9 4LX

Ref. No: 26/00453/FUL | Received: Fri 19 Jun 2026 | Validated: Fri 03 Jul 2026 | Status: Pending Consideration

Objections sent via email copied below

OBJECTION TO PLANNING APPLICATION 26/00453/FUL
Proposal: seeking the change of use of Eldertree Lodge from a C2a (Secure Residential Institution) to a C2 (Residential Institution) as well as other associated works.
Site: Eldertree Lodge, Eldertree Lane, Ashley , Market Drayton Shropshire TF9 4LX,

Loggerheads Parish Council wish to object to planning application 26/00453/FUL for the change of use of Eldertree Lodge, Ashley, from a from a C2a (Secure Residential Institution) to a C2 (Residential Institution) accommodating up to 36 children.
Whilst we recognise the need for appropriate care provision for vulnerable children, we would make the point that the planning system requires the suitability of each location to be assessed on its own merits. In this case we are of the view that there are significant concerns regarding the appropriateness of the site, the proposed scale of the development and the lack of local infrastructure to effectively support the development proposed.

1. Inappropriate Location and Sustainability
Paragraphs 8, 96 and 97 of the National Planning Policy Framework (NPPF) require planning decisions to promote healthy, inclusive and safe communities and ensure that residents have access to high quality open spaces, recreation facilities and community infrastructure.
The application site is located within a rural setting, some distance from the village centre of Ashley, which has no community facilities suitable for older children and teenagers , which is the client group proposed for this residential institution.
Whilst some provision exists in Ashley for younger children in the form of a play area designed for children aged 8 or below, there is a notable lack of recreational, sporting and social opportunities for children over the age of eight in the local area.
The NPPF requires developments to create places that support social interaction, health and well-being. No evidence has been provided that the locality contains sufficient facilities or opportunities appropriate to the age range likely to occupy the residential institution.

We point out that the applicant states, in support of their application, policy HOU5 'Specialist Needs Housing" in the Borough Council's recently adopted local plan.
This policy states (inter alia) that "Proposals for new care homes and specialist accommodation,….. will be permitted where:

a. The development is located in an area well connected by public transport and close to key facilities including healthcare, retail and other community facilities.

We would point out that there are no retail facilities in Ashley – the nearest retail facilities are in Loggerheads, outside a reasonable walking distance and (as stated above) there are no community facilities suitable for the age range of the proposed residents either in Ashley itself or in Loggerheads .

The applicant (Solice Care) describes in detail the model of care they intend to provide for residents in the various documents submitted as part of this application.
We would argue that there are a number of components within the proposed model that could not be delivered effectively in the location proposed in the application.

In particular we have noted the following statements made by the applicant :

- "Integrating with the community is built within the care model that will be provided by Solice Care. The children are encouraged to access local opportunities and participate in community life. This includes

children's ability to access internal and external services, participate in recreational activities, and maintain and develop relationships with family and friends."

- "It is essential that children and young people have access to local services and amenities that meet their needs, such as health care, social and leisure activities, and retail services to meet basic needs. This is a crucial part of identifying suitable environments for children and young people, as they will need access to local facilities and high-quality services to learn and develop in the same way as any other child."

In our view, these statements indicate that the proposed setting of the development is not in any way compatible with the model of care proposed, which is clearly seen by the applicant as an essential component of the model, since (as stated above) the local services and amenities referred to in their statement are either not available or not reasonably accessible.

2. The Scale of the Proposed Development

As part of our objection, we wish to raise a further concern related to the scale of the proposed development. The proposal seeks permission for six residential homes accommodating a total of 36 children. In our view, this represents an excessive number of children to be accommodated both within the site and within the village of Ashley.

The applicant describes the intended residents as children who are unable to live at home due to safeguarding concerns or who have experienced trauma and instability. These are young people with complex needs who require highly specialised care and carefully considered placements. To locate six such homes immediately adjacent to one another, accommodating 36 children with similar complex needs on one site, raises significant concerns regarding the suitability of the proposal, the environment it would create and the potential impact on the village.

For these reasons, we believe the proposed scale of the development, for 36 children in 6 co-located homes is inappropriate for a development of this nature.

3. Impact on Existing Community Infrastructure

The application states the importance of integration with and participation in the local community but it contains no assessment whatsoever of local recreational capacity, youth provision, community facilities or the ability of local services to meet the needs arising from the proposed development.

Paragraph 97 of the NPPF states that planning decisions should ensure that sufficient open space, sport and recreation facilities are provided and maintained. The applicant has failed to demonstrate that appropriate facilities exist within reasonable accessibility of the site for the intended occupants.

Furthermore, the application contains no meaningful analysis of local provision of other essential services and support and seems to make assumptions that routine, urgent and specialist healthcare will be easily accessible without identifying potential barriers to access and also assumes that mainstream educational provision in the secondary or tertiary sector locally will automatically be available and capable of meeting the recognised more complex needs of residents of this proposed development.

Conclusion

In our view the applicant has failed to demonstrate that:

1. The location is suitable and sustainable for the proposed use.
2. Adequate recreation and community facilities exist for the intended occupants.
3. The proposal complies with the objectives of the NPPF regarding healthy, inclusive and safe communities.

In our view, the above would all be issues that would make any proposal to develop a residential home for children of the proposed age group on this site unsustainable and these are significantly exacerbated by the proposed scale of the development, making it

For the reasons outlined above, we respectfully request that the Local Planning Authority refuses planning permission for application 26/00453/FUL

Proposed conversion of existing garage to habitable accommodation comprising a master bedroom suite, together with the erection of a detached replacement garage of lightweight timber construction.

4 Derwent Drive Loggerheads Market Drayton Shropshire TF9 4DY

Ref. No: 26/00452/FUL | Received: Fri 19 Jun 2026 | Validated: Thu 09 Jul 2026 | Status: Pending Consideration

NO COMMENT FROM LPC

Single storey rear extension

Old Post Office Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PB

Ref. No: 26/00444/FUL | Received: Wed 17 Jun 2026 | Validated: Fri 10 Jul 2026 | Status: Pending Consideration

NO COMMENT FROM LPC

Demolition of existing dwelling and erection of replacement.

Somerset Bungalow Church Road Ashley Market Drayton Shropshire TF9 4LT

Ref. No: 25/00917/FUL | Received: Fri 05 Dec 2025 | Validated: Wed 22 Jul 2026 | Status: Pending Consideration

NO COMMENT RFOM LPC