

Morville Parish Council Response to Planning Application 26/02645

Having considered the submitted application and supporting documentation, together with the representations and discussion at its Extraordinary Meeting on 3 August 2026, Morville Parish Council recognises that the proposal has the potential to provide several public and community benefits, including:

- the re-use of an existing agricultural building;
- diversification of the rural economy;
- provision of new indoor sports and recreational facilities;
- improved opportunities for physical activity for residents;
- potential economic benefits to the village and surrounding area;
- direct benefits for Morville CE Primary School through free access to the facility at agreed times and the proposed pedestrian connection;
- potential availability of parking for pre-arranged school and community events; and
- biodiversity and landscaping enhancements proposed as part of the development.

The Parish Council also recognises the concerns raised by neighbouring residents, particularly in relation to:

- noise;
- traffic;
- highway safety;
- parking and management of the site;
- operating hours;
- vehicle headlights; and
- the long-term delivery of the proposed community benefits.

Having balanced these matters, Morville Parish Council supports planning application 26/02645, subject to the views of the Local Planning Authority and statutory consultees and subject to appropriate conditions, mitigation measures and, where necessary, legal agreements being secured to safeguard residential amenity, highway safety and the rural character of the area.

Matters and Suggested Planning Conditions

Should Shropshire Council be willing to approve the application, the Parish Council requests that consideration be given to the following matters and conditions, where appropriate.

1. Noise Assessment and Acoustic Mitigation

Noise was the principal concern raised during the Parish Council's consideration of the application.

The Parish Council requests that a suitable Proportionate Noise Assessment is undertaken to establish the likely impact of the proposed use upon neighbouring residential properties.

Consideration should be given to:

- noise generated by the playing of padel within the building;
- reverberation within the existing agricultural building;
- the potential for sound to escape through the walls, roof and other openings;

- the specification, acoustic performance and extent of the proposed acoustic curtains;
- acoustic treatment of the roller shutter openings;
- noise generated by any associated mechanical plant or equipment, including the proposed wastewater treatment system;
- the cumulative effect of activity within the building during the proposed operating hours; and
- whether any additional external acoustic mitigation is required, including appropriately designed acoustic fencing, barriers, landscaping or other measures between the facility, parking area and neighbouring residential properties.

Any acoustic mitigation identified as necessary should be installed prior to the facility first opening and thereafter retained and maintained.

The Parish Council notes that the applicant indicated that the existing roller shutter doors would remain closed while the courts were in use and considers this an important element of the proposed noise mitigation.

2. Noise and Site Management

In addition to any physical acoustic measures, consideration should be given to requiring an appropriate Noise and Site Management Plan covering, where relevant:

- customer behaviour;
- external activity;
- management of arrivals and departures;
- measures to minimise disturbance during session changeovers;
- use of music or amplified sound;
- keeping doors and roller shutters closed during play;
- management of complaints; and
- procedures for responding to incidents of noise or disturbance.

3. Days and Hours of Operation

The Parish Council notes that different operating hours were referred to during discussion of the application.

The applicant initially indicated anticipated operating hours of approximately 7:30am to 9:00pm, with later discussion referring to activity potentially continuing until approximately 10:00pm. It was also suggested that the submitted documentation appeared to provide for potentially wider operating hours.

The Parish Council therefore requests that the permitted days and hours of operation are clearly defined, including arrangements for weekends and Bank Holidays.

Appropriate restrictions should be imposed on early-morning and late-evening use where necessary in the interests of neighbouring residential amenity.

The Local Planning Authority should also consider the interaction between operating hours, external lighting, vehicle movements and neighbouring residential amenity during the darker months of the year, when the impacts of lighting and headlights may be greater.

4. Parking Provision and Management

The application indicates capacity for approximately 44 vehicles. While the Parish Council recognises that this may reflect the physical capacity of the existing area rather than the anticipated number of vehicles associated with two padel courts, concern was raised that a large unrestricted parking area could encourage additional or unauthorised use, with associated impacts upon traffic, noise and residential amenity.

The Parish Council therefore requests careful consideration of:

- the appropriate scale of parking required for the development;
- how the parking area will be managed;
- measures to discourage unauthorised or unrelated parking;
- management of the parking area outside operating hours;
- the use of CCTV and other appropriate security measures;
- the closure of the access gate outside operating hours; and
- arrangements for any proposed use of the parking area for school or community events.

The approved parking and turning arrangements should be provided prior to first use and thereafter retained for their approved purpose.

5. Traffic, Access and Highway Safety

The Parish Council requests that the Highway Authority considers the impact of the development upon the existing access and surrounding highway network.

Specific consideration should be given to:

- visibility at the existing access onto the A458;
- the location of the access in relation to the change in vehicle speed when entering and leaving Morville;
- existing concerns regarding vehicle speeds through the village;
- additional traffic movements associated with the facility;
- vehicle movements during session crossover periods;
- safe entry to and exit from the site;
- any necessary relocation of the existing village gateway features to maintain suitable visibility; and
- the cumulative effect of traffic associated with the facility, school and other local activity.

Any highway works identified as necessary should be completed before the facility first opens.

6. Pedestrian Link to Morville CE Primary School

The Parish Council welcomes the proposed pedestrian connection between the site and Morville CE Primary School.

The Parish Council requests that the route is demonstrated to be safe and suitable for its intended users and, if relied upon as a benefit of the proposal, is completed and made available before use of the facility by the school commences.

The arrangements for the long-term maintenance and availability of this connection should also be clearly established where possible.

7. School and Community Benefits

The Parish Council notes that significant weight has been placed upon proposed benefits to Morville CE Primary School and the wider community, including:

- free use of the padel facility by Morville CE Primary School at agreed times;
- use of the facility for PE and other appropriate educational activities;
- provision and continued availability of a pedestrian route between the school and the facility; and
- potential use of the parking area for pre-arranged school and community events, including parents' evenings, sports days, and similar occasions.

The Parish Council considers that, where these benefits form part of the planning balance, there should be appropriate assurance that they will be delivered and remain available for the longer term, rather than depending solely upon informal arrangements.

If Shropshire Council considers these benefits material to the planning balance in reaching its decision, the Parish Council requests that consideration be given to securing their delivery and continued availability through an appropriate planning obligation under Section 106, planning condition where appropriate, or another suitable legally enforceable mechanism, subject to the relevant statutory tests.

Where appropriate, any such mechanism should clearly define:

- a minimum level of guaranteed availability to the school;
- the days, times, or periods during which that availability will apply;
- that such use will be provided free of charge, in accordance with the benefit presented to the Parish Council;
- the duration of the arrangement;
- the continued availability of the pedestrian link;
- arrangements for the use of the parking area for agreed school and community events; and
- provisions necessary to ensure that the agreed community benefits can continue notwithstanding any future change in ownership or operation of the facility.

8. Landscaping, Screening and Vehicle Headlights

The Parish Council supports the proposed landscaping but requests that the scheme provides effective screening within a reasonable period.

Consideration should be given to screening neighbouring residential properties from:

- vehicle headlights;
- activity within the parking area;
- external lighting; and

- the visual impact of the development.

The landscaping scheme should therefore specify suitable species, numbers and planting sizes capable of establishing meaningful screening without relying solely upon small whips that may take many years to mature.

Appropriate fast-growing or otherwise effective screening species should be considered, together with fencing or other measures where necessary.

The approved landscaping should be implemented within an agreed timescale and thereafter maintained, with failed planting replaced as necessary.

9. External Lighting

Any external lighting should be kept to the minimum necessary for safe access to the building and parking area.

Details of external lighting should be submitted for approval prior to installation and should demonstrate that lighting will:

- minimise impacts upon neighbouring residential properties;
- avoid unnecessary light spill;
- protect the rural character and dark environment of the area;
- minimise effects upon wildlife and biodiversity; and
- take account of seasonal variations, particularly during the darker autumn and winter months when external lighting and vehicle headlights may have a greater effect upon neighbouring residential amenity.

Consideration should also be given to the relationship between permitted operating hours and the use of external lighting during the darker months of the year.

The Parish Council notes that the applicant indicated that only modest, low-level lighting, such as bollard lighting, was envisaged.

10. CCTV and Site Security

The Parish Council notes the applicant's intention to provide CCTV coverage both within and outside the building.

Given concerns regarding unauthorised parking, antisocial behaviour, and potential misuse of the parking area, the Parish Council requests that appropriate measures are incorporated into the management of the site to discourage such activity.

The access gate should be closed outside the approved operating hours.

11. Signage

The Parish Council notes the applicant's indication that signage would be modest and principally located on existing fences.

Any signage associated with the development should be proportionate to the rural location and should avoid unnecessary visual intrusion.

Separate advertisement consent should be obtained where required.

12. Drainage and Welfare Facilities

The Parish Council notes the proposed provision of toilets, showers, changing facilities and an associated wastewater treatment system.

The Local Planning Authority and relevant consultees should be satisfied that the proposed foul drainage and treatment arrangements are appropriate for the level of use proposed and will not adversely affect the nearby watercourse or wider environment.

Consideration should also be given to any potential noise generated by the operation of the proposed wastewater treatment plant, particularly if the equipment is required to operate continuously. Where necessary, the location, specification and acoustic characteristics of the plant should be assessed to ensure that it does not result in unacceptable disturbance to neighbouring residential properties.

Any necessary noise mitigation associated with the wastewater treatment plant should be incorporated into an approved scheme.

13. Landscaping and Biodiversity

The ecological enhancement measures identified within the Ecological Appraisal and Biodiversity Net Gain proposals should be implemented and retained in accordance with the approved details.

These measures should include, where applicable:

- tree and other landscape planting;
- wildflower establishment;
- bat and bird boxes; and
- any other habitat creation or biodiversity measures included within the approved scheme.

The landscaping required for biodiversity purposes should also, where practicable, contribute to the screening and amenity objectives identified above.

14. Construction Management

Construction and conversion works should be managed to minimise disruption to nearby residents, the school, and users of the surrounding highway network.

Where considered necessary, appropriate controls should address:

- construction working hours;
- contractor parking;
- construction traffic;
- delivery arrangements; and
- keeping the public highway free from mud and debris.

Matters for Particular Consideration by the Local Planning Authority

In determining the application, the Parish Council particularly requests that Shropshire Council considers:

- the sustainability of the proposed countryside location in the context of the Development Plan;
- the adequacy of the Proportionate Noise Assessment and acoustic mitigation;
- highway safety, visibility and traffic impacts associated with the development;
- the adequacy and long-term availability of the proposed pedestrian connection to Morville CE Primary School;
- the adequacy of the proposed foul drainage and wastewater treatment arrangements; and
- whether the proposed school and community benefits should be secured through an appropriate legal mechanism.

Conclusion

For the reasons set out above, Morville Parish Council supports planning application 26/02645 but considers it important that the concerns raised by neighbouring residents are addressed through appropriate assessment, mitigation, and planning conditions.

In particular, the Parish Council considers that satisfactory arrangements relating to noise and acoustic mitigation, days and hours of operation, traffic and highway safety, parking management, external lighting, landscaping and screening, site security, and the long-term delivery of the proposed school and community benefits are important to ensuring that the development can operate without unacceptable impact upon neighbouring residents and the wider village.