



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 10th February 2022, commencing at 2.30pm
At The Old Police Station, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: T. Tarran (Chair), B. Haddon, D. Marriott, P. Williamson

In attendance: D. Reynolds (Town Clerk),
3 x members of the public

P313/21 Presentation from Andy Wigley (Shropshire Council Historic Buildings) and Terry Alexander (Shropshire Council Public Protection) on Empty Home, Shifnal

Cllr Tarran welcomed and introduced the presentation by the officers. Andy Wigley and Terry Alexander answered questions from Councillors and members of the public on 22 Market Place and empty homes in Shifnal. Andy Wigley advised that enforcement action under S215 of the Planning Act was prepared and waiting legal clearance to issue. The Notice will require improvement works to the exterior of the building and enable the security fencing to be removed. He is liaising with Highways so that the timescale for the works relates to the completion of SITS.

Terry Alexander advised that empty homes powers were discretionary and depended on assessing financial and resource implications. Shropshire Council were producing an Empty Homes Strategy later in the year which would go out for public consultation. Shropshire Council would then review their actions on individual properties in the light of the decisions in the strategy. He confirmed that no action was at present being taken with regard to the specific properties referred to by the Town Council.

P314/21 Public Session

Gerald Nickless raised concern at the response from the Shropshire Council Officers on 22 Market Place and that their comments gave him no assurance that action would be taken quickly.

Kath Hemsley expressed disappointment in the Shropshire Council Officers responses and that other Councils were more responsive in taking action.

Tony Jemmett referred to the continued deterioration in the condition of 22 Market Place with materials starting to fall off. He also raised concern at the safety of 16-18 Market Place which, in his opinion, may be due to inadequate foundations and HGV traffic causing vibrations. He considered that Shropshire Council needed to look at stopping such traffic through the town.

P315/21 Apologies received from Councillors

Cllr K Booker (Health Grounds) - APPROVED

P316/21 Declaration of Members' Interest

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

None

P317/21 To CONFIRM the Minutes of the Planning Committee Meeting held on 13th January 2022 with Chairman signature

The minutes of the meeting held on 13th January 2022 were APPROVED and signed by Cllr Tarran.

P318/21 To consider updates on the Shropshire Local Plan review.

The Clerk confirmed that Bruton Knowles had agreed to represent the Council at the Examination and were waiting more details of the Examination timetable before meeting with the Council

Cllr Tarran advised that Shropshire Council had responded to the Inspectors questions. The Programme Officer was now awaiting authority from the Inspectors to put the documents on the Council's website.

P319/21 To receive an update on the Empty Homes situation in Shifnal.

i) In respect of 22 Market Place, it was agreed to

- a) submit a planning enforcement complaint to the Planning Department.
- b) to write to the Leader of Shropshire Council expressing concern at the delays in taking formal action,
- c) to seek to publicise the Town Council's and local residents concerns at the delays through the Shropshire Star.

ii) In respect of Empty Homes in the town it was agreed that

- a) Cllr Williamson to contact Terry Alexander of Shropshire Council in respect of 36 Stafford Avenue,
- b) to write to the Leader of Shropshire Council expressing concern at the lack of action in bringing empty homes back into occupation,
- c) to seek to publicise the Town Council's concerns at the inaction of Shropshire Council in dealing with long standing empty homes in the town through the Shropshire Star.

iii) In respect of concerns over the condition of 16-18 Market Place it was agreed to

- a) write to Shropshire Council Building Control Section asking them to investigate the safety of the building,
- b) submit a planning enforcement complaint seeking Shropshire Council to take listed building enforcement action to ensure the proper preservation of the building.

P320/21 To CONSIDER verbal update on the Place Plan

The Town Clerk related the contents of an email received from Shropshire Council's place plan officer detailing that once the IT upgrades to the place plan process were completed then the officer would contact the Town Council to arrange a meeting to proceed.

P321/21 To CONSIDER verbal update on the Medical Centre

The Town Clerk related that a response had been received stating that the doctors were finalising details for the new centre and inviting the Council to contact them again in March for an update.

Cllr Tarran reported that as the Council's representative on the Shifnal Patient Participation Group, he would be attending their AGM on 21st February.

P322/21 To CONSIDER the Planning Applications received for the Town to 4th February 2022.

Following consideration of an applications report received to 4th February 2022 the comments were AGREED (see updated report attached as appendix)

APPROVED

- a) To CONSIDER the Planning Applications received for the Town to 10th February 2022.

Following consideration of updated applications report received to 10th February 2022 the comments were AGREED (see updated report attached as appendix)

APPROVED

P323/21 Public Bodies (Admission to Meetings) Act 1960

To resolve that "pursuant to the Local Government Act 1972 s100A and Schedule 12A, the following items will be likely to disclose exempt information and in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960 the public and press be excluded for the remainder of the meeting".

APPROVED

P324/20 Planning Matters to be considered

- i) To NOTE planning enforcement matters

NOTED

- ii) A planning enforcement complaint was discussed and APPROVED

Meeting closed at 15.50hrs