



## SHIFNAL TOWN COUNCIL

**Minutes of the Planning Committee Meeting**  
**Held on Monday 15<sup>th</sup> August 2022, commencing at 12.00 noon**  
**At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.**

**Present:** Councillors: R. Cox (Chair), B. Haddon, P. Williamson

**In attendance:** D. Reynolds (Town Clerk)  
2 x members of the public

**P172/22 To CONFIRM Mayor, Cllr R. Cox acting as Chairman of the Planning Committee until Full Council agrees otherwise.**

Due to the resignation of the previous chairman in Council recess it was agreed to accept the Mayor as acting Chairman of the Planning Committee until Full Council agrees otherwise.

APPROVED

**P173/22 Public Session**

A member of the public expressed thanks for the Council's objection to a planning application in The Lindens, Shifnal. This was in line with the noted concerns of other residents. The member of the public enquired as to how many times an application can be resubmitted before it is deemed an unacceptable site for development and reverted to private garden land.

The Town Clerk was asked to respond and advised that the objection had been considered by herself in conjunction with the Mayor and due to the closure date of the consultation period had submitted the objection on behalf of the Council utilising delegated powers. The objection detail was to be noted by the committee later in the agenda.

**P174/22 Apologies received from Councillors**

None NOTED

Resignations from the committee were detailed by the Town Clerk as follows.

Cllr K Booker  
Cllr D Marriott  
Cllr T Tarran

Resignations were NOTED

The Town Clerk further advised that Council would be advised of the vacancies on the committee for Chairman, Deputy Chairman and other

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Signed by Acting Chairman.....  
On behalf of Shifnal Town Council, Planning Committee

members and these would be considered and ratified by Full Council in September. The Planning Committee meeting scheduled for 8<sup>th</sup> September is to be held in the same format as today with the Mayor acting as Chairman for the committee.

**P175/22 Declaration of Members' Interest**

*To receive declarations about any items under consideration on this agenda in accordance with the Localism Act 2011, the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 and Shifnal Town Council Code of Conduct. Declarations may be of a pecuniary or non-pecuniary nature.*

Pecuniary - None  
Non-pecuniary – None

It was proposed to move item P181/22 to this point in the agenda for the benefit of the members of public that had attended specifically for this item. APPROVED

**P181/22 To CONSIDER the Planning Applications received for the Town to 9<sup>th</sup> August 2022**

Following consideration of an updated applications report received to 15<sup>th</sup> August 2022 the comments were AGREED (see updated report attached as appendix).

APPROVED.

- a) To CONSIDER the Planning Applications and notices received in the office to 15<sup>th</sup> August 2022

Following consideration of an updated applications report received to 15<sup>th</sup> August 2022 the comments were AGREED (see updated report attached as appendix).

APPROVED.

**P176/22 To CONFIRM the Minutes of the Planning Committee Meeting held on 4<sup>th</sup> July 2022 with Chairman signature**

The minutes of the meeting held on 4<sup>th</sup> July 2022 were APPROVED and signed by Cllr Cox. Planning Consultation appendix with comments to be attached. ACTION.

**P177/22 To consider verbal update on the Shropshire Local Plan review**

Cllr Williamson updated that following the public hearings the examiners were now considering all matters and had raised a number of questions with Shropshire Council.

The site specific hearings were now scheduled for late autumn and Shifnal would be included in this process.

Members considered the difficulties that has been encountered during the initial hearings with the planning consultants and agreed to arrange a meeting at the earliest convenience with all parties to resolve matters going forward. (ACTION)

The Town Clerk is to resolve invoicing issues with the planning consultants with a reduction of one day's charges. (ACTION)

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Signed by Acting Chairman.....  
On behalf of Shifnal Town Council, Planning Committee

The proposals for moving forward are to be considered by the Planning Committee in September. The Town Clerk in conjunction with the Mayor to call an additional meeting earlier than scheduled if urgent response is required. (ACTION)

**P178/22 To consider a verbal update on the Empty Homes situation in Shifnal.**

Updated communications on 16/18 and 22 Market Place were referenced by the Town Clerk as previously supplied to members along with a copy of relevant documents. It was noted that actions in relation to 22 Market Place should be reconsidered at the September Planning Committee meeting.

**NOTED**

It was further noted that Tracy Darke had indicated that two officers involved in the Haughton Road S106 works would be supplying an update by 11<sup>th</sup> August 2022. As this date had passed without receiving such, the Town Clerk was instructed to contact all said officers and ask for the update and an explanation for the delay. (ACTION)

a) To consider the Draft Empty Homes Strategy for Consultation (attached).

Members considered the previously distributed draft strategy and were advised that any comments could be made via email.

Members agreed that they felt that although it was considered a fairly weak document, if actions were followed it would be an improvement on current practice. Members further agreed to respond to the consultation with a request for a firm commitment to increased communication with Town and Parish Councils, a firm commitment to proceed with actions contained within the strategy and to resolve matters promptly when individual empty homes were identified.

**APPROVED**

Members further instructed the Town Clerk to request an update on the other empty homes that had been previously identified in Shifnal. (ACTION)

**P179/22 To CONSIDER verbal update on the Place Plan**

Nothing to report. Awaiting response from Shropshire Council.

a) To consider the Draft Economic Growth Strategy for Shropshire (attached).

Members considered the previously distributed draft strategy and consultation document and agreed responses as per the attached document to be read in conjunction with the minutes of the meeting. Thanks were noted for suggested submission comments from Cllr T Tarran and Cllr J Moore. (Appendix 2)

**APPROVED**

**P180/22 To CONSIDER verbal update on outstanding highways works on Haughton Road/Lane and S106 funded schemes**

See comments and action contained within item P178/22 above.

**P181/22**            **Item moved to earlier in the meeting agenda (see following P175/22)**

**P182/22**            **To review and update outstanding actions from previous committee meetings (attached)**

Members considered the one outstanding action on the report and agreed the following responses:

296      PW still pursuing  
298      Due date 1<sup>st</sup> October 2022  
299      Due date revised to 8<sup>th</sup> September 2022  
328      Due date revised to 8<sup>th</sup> September 2022  
329      Due date revised to 8<sup>th</sup> September 2022

**P183/22**            **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

**P184/21**            **Planning Matters to be considered**

i)        To NOTE planning enforcement matters

NOTED.

Meeting closed at 13.30hrs