



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 12th January 2023, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: J. Moore (Chair), R. Cox, B. Haddon, J. Horne, J. Moore,

In attendance: D Reynolds (Town Clerk)
Cllr T. Tarran (as non member of the committee)

P402/22 Public Session

No requests to speak.

Cllr J. Moore asked for fire safety announcement to be added to the next agenda of the Planning Committee. (ACTION)

P403/22 Apologies received from Councillors

Cllr E. Moore – Personal

Cllr P. Williamson - Annual Leave

The above apologies were NOTED.

P404/22 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 – Cllr J. Horne item P409/22

Non-pecuniary – None

P405/22 To CONFIRM the Minutes of the Planning Committee Meeting held on 10th November 2022 with Chairman signature

The minutes of the meeting held on 10th November 2022 were APPROVED and signed by Cllr J. Moore. Planning Consultation appendix with comments to be attached. ACTION.

P406/22 To NOTE Bruton Knowles submission to the Inspectors for the Duty to Co-operate Hearing

Members considered this was a comprehensive report and would be interested to see the outcome of the hearing.
The submission document was NOTED.

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

a) To CONSIDER verbal update on the Shropshire Local Plan

Cllr Moore commented that as the hearing had not yet occurred there was little to update other than submissions from other interested parties were as expected. It was noted that ABCA have lodged a submission.

Bruton Knowles will have an opportunity to speak at the hearing if required all other members of the Council or public would have an opportunity to view the proceedings but may not speak. Cllr Tarran will be in attendance to view only. Bruton Knowles will be requested by Cllr Moore, to provide a written report following this hearing. (ACTION)

The next round of hearings dealing with site specific matters is expected to be scheduled in late spring.

P407/22

To consider verbal update on the Empty Homes situation in Shifnal.

a) To DISCUSS current Empty Homes identified to Shropshire Council

A list of identified properties was NOTED by members with actions taken to date and a response received from Tracy Darke in relation to these matters was related by the Town Clerk.

The Town Clerk was asked to contact Emma Green, Planning Enforcement at Shropshire Council with a full list of identified properties and communications to date to request actions to be taken to rectify the long standing issues. (ACTION)

b) To CONSIDER verbal update on Market Place

Members NOTED the email response from Tracy Darke updating Shropshire Council actions and comments on the identified empty properties. The Town Clerk was asked to communicate with Tracy Darke and request an estimated completion date for matters relating to 16-18 Market Place, a confirmation when this has been completed and what follow up actions from building control would be taken in the interim. (see additional appendix A – confidential report)

The Town Clerk was asked to further communicate with Tracy Darke to clarify what actions were now to be taken in regard to 22 Market Place.

Cllr Haddon reiterated the health and safety concerns and continued eyesore in the newly refurbished town centre area. (see additional appendix A – confidential report)

c) To CONSIDER verbal update on the Barclays Bank Building, Shifnal

Members continued to raise concerns regarding the health and safety matters at this property. The Town Clerk was asked to contact building control to request immediate actions to remedy the concerns and copy local Shropshire Councillors into the communication. (ACTION) (see additional appendix A – confidential report)

Further to this Cllr Cox agreed to arrange a meeting with the owner of the vacant Patons property to discuss the future options for this site. (ACTION)

P408/22 To CONSIDER verbal update on the Place Plan

Awaiting response from Shropshire Council.

The Town Clerk related a response received from both the Place Plan officer and Tracy Darke. The communications detailed that Shropshire Council officers are now developing the new IT programme and populating with the latest published versions of the Place Plans. They acknowledge significant delays due to officers being seconded to other priorities in the Council. Once this system is fully operating access will be allowed to all towns and parishes with the ability to update the plans independently.

At 18.11 hrs Standing Order 4D(xiii) was suspended to allow Cllr Tarran to speak from the Public Gallery. APPROVED

Cllr Moore asked Cllr Tarran for his comments on this matter. Cllr Tarran commented that he was surprised that Shropshire Council were not giving a high priority to Place Plans as they were identified as important evidence for the Local Plan review. They were historically reviewed every 12 months but this system had stalled. An updated version had been submitted by Shifnal Town Council but it had not been accepted or published by Shropshire Council.

At 18.12 hrs Standing Order 4D(xiii) was reinstated to continue business. APPROVED

The Town Clerk was asked to distribute the latest draft version to members of the committee for further consideration at the next meeting. (ACTION)

At 18.13 hrs Cllr Horne left the room due to disclosed pecuniary interests.

P409/22 To CONSIDER verbal update on outstanding highways works on Houghton Road/Lane and S106 funded schemes

The Town Clerk related an email communication received from Tracy Darke. The Town Clerk was asked to contact Alex Edwards directly to arrange the meeting as discussed to move forward with these schemes. This should be copied to the local Shropshire Councillor. (ACTION)

At 18.15 hrs Cllr Horne returned to the room.

P410/22 To CONSIDER update on the storage facility at Shifnal Community Hub from Sara Jones (attached) and verbal update

Members considered the pre application advice given by the planning officer in regard to the proposed storage facility to the rear of the Community Hub. Members agreed that due to the notification of costs in both officer time and planning application process and the costs and difficulties in siting a suitable container for the purposes identified, the RECOMMENDATION to Council would be to not proceed with this action and seek alternative options for storage of the flood defence equipment. APPROVED

P411/22 To CONSIDER communication received from Brie Foster, Peacock and Smith on behalf of Quora Developments, regarding Proposed Mixed-use Planning Application – Land Corner of Redhill Way and Telford Way

The Town Clerk advised that the committee had previously engaged with developers on small scale developments within or that directly affected Shifnal. Large scale or out of area developments were not routinely accepted for engagement.

Members considered the communication and advice. Members agreed to decline the invitation to engage and make no further comment. APPROVED

P412/22 To CONSIDER the Planning Applications received for the Town to 6th January 2023

Cllr J Horne declared a non pecuniary interest in planning application 22/05686/FUL and noted he would abstain from the voting on this matter.

Following consideration of an updated applications report received to 6th January 2023 the comments were AGREED (see updated report attached as appendix).

APPROVED.

a) To CONSIDER the Planning Applications and notices received in the office to 12th January 2023

Following consideration of an updated applications report received to 12th January 2023 the comments were AGREED (see updated report attached as appendix).

APPROVED.

P413/22 To review and update outstanding actions from previous committee meetings (attached)

Members considered the outstanding actions on the report and agreed the following responses:

- 298 Due date revised to 3rd February 2023, Email Emma Green
- 299 Due date revised to 3rd February 2023, Email Tracy Darke
- 372 Due date revised to 3rd February 2023, Email Emma Green
- 390 Due date revised to 3rd February 2023, Email Emma Green
- 392 Due date revised to 3rd February 2023, Email Alex Edwards
- 399 Due date revised to 3rd February 2023, Email Tracy Darke
- 400 Due date revised to 3rd February 2023, Email Andrea McWilliams
- 401 Due date revised to 3rd February 2023, Email Alex Edwards
- 453 Due date revised to 3rd March 2023.
- 454 Due date revised to 3rd February 2023, Email Alex Edwards
- 456 Due date agreed 3rd February 2023.

P414/22 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 .

P415/21 Planning Matters to be considered

- i) To NOTE planning enforcement matters

NOTED

Meeting closed at 18.50 hours.