



## SHIFNAL TOWN COUNCIL

**Minutes of the Extra Ordinary Council Meeting of Shifnal Town Council  
Held via remote Zoom Platform  
On Tuesday 22 September 2020, commencing at 7.00pm.**

**Present:** Councillors: E. Bird, R. Cox, T. Day, L. Reynolds, M. Shelton,  
T. Tarran, M. Treviss (Chair), P. Williamson.

**In attendance:** D. Reynolds (Town Clerk/Finance Officer),  
E. Goodman (Secretary).  
D. Gough (Community Projects Officer)

Members of the Public - 3

**081/20 Public Session**

Two representatives from Shifnal Matters spoke to Councillors stating their concerns regarding the parcel of land at P11 that had no natural boundaries and where there might be future development of the surrounding Green Belt land.. Their comments were duly NOTED.

**082/20 Commencement of Business**

**083/20 Apologies received from Councillors**

Apologies were received from Councillor: R. Harrop; J. Horne, G. Tonkinson, A. Trickett, and K. Turley.

**084/20 Declaration of Members' Interest**

None noted.

**085/20 To RECEIVE a report from Cllr Trevor Tarran, Chairman of Planning Committee on the draft response to the Regulation 18 Pre-Submission Consultation on the Shropshire Local Plan Review. (Report attached).**

The report from Cllr Trevor Tarran, Chairman of Planning Committee on the draft response to the Regulation 18 Pre-Submission Consultation on the Shropshire Local Plan Review was RECEIVED.

**086/20 To AGREE a response to the Regulation 18 Pre-Submission Consultation on the Shropshire Local Plan Review (Report attached).**

Having reviewed the draft response to Shropshire Council's Pre Submission Consultation on the Local Plan Review, Councillors AGREED that thanks be extended to Cllr Tarran for compiling such a thorough and detailed response on behalf of the Town Council.

Cllr Tim Day proposed the following additional resolution which would recommend that any changes to safeguarded land would be considered through the Neighbourhood Plan and Shifnal Town Council and Shropshire.

"That the report be amended to include an additional paragraph 3.34 in the Shifnal Safeguarded Land section to read "The Town Council and the local community group Shifnal Matters consider that the amount of land proposed to be removed from the Green Belt and allocated as Safeguarded Land is excessive. The 92.8ha proposed is some 40% larger than that proposed in the previous Plan for the town and far exceeds what is required to provide choice and flexibility in meeting the long term needs of the town. There are, therefore, considered to be no exceptional circumstances to justify such a large release of Green Belt land, which would be contrary to national policy and unsound. As well as the amount of Safeguarded Land being excessive to meet need, it is considered that there are more appropriate sites that could meet this reduced amount than the land proposed to the south and west of the town between Park Lane and the railway. For illustration purposes only, as well as sites suggested in previous paragraphs, other sites that could be considered include the allocated housing site at SHF015/029 as it is doubtful this is required to meet the stated housing requirement, land to the north of Upton Lane below the skyline; land east of Coppice Green Lane/north of Aston Court. Use of some of these sites would not impact on the narrow and critical Green Belt gap between Shifnal and Telford which is of great concern to the local community, and would be a more logical visual and sustainable extension of the town, than the present proposal. Sites nearer to the current and proposed employment land, to schools and the A41 / M54 are also potentially more sustainable. As suggested in paragraph 3.30 above, it is considered that the decision on which sites should be released from the Green Belt and allocated as Safeguarded Land should be undertaken with local community input, as part of the current review of the Neighbourhood Plan, in accordance with NPPF paragraph 136, and in consultation with Shropshire Council" It is also recommended that the specific suggestion in relation to the land at P11 is not pursued at this stage. It is also recommended that any detailed editorial changes required to reflect this or any other amendments should they be approved be delegated for implementation by the Town Clerk in consultation with the Chairman of Planning Committee."

Councillors AGREED that the above be added to the original response and that the otherwise unamended Report go forward before the deadline of 30 September 2020.

ACTION

087/20

**Public Bodies (Admission to Meetings) Act 1960**

To resolve that "pursuant to the Local Government Act 1972 s.100A 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".

088/20

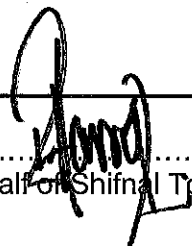
**To CONSIDER Planning Matters of a Confidential Nature**

Cllr Reynolds proposed that Mr Dixon's work be acknowledged by the Town Clerk. However, Councillors NOTED that Mr Dixon's report had arrived too late to be embedded into the Town Council's original report.

2 - 2

Signed by Deputy Mayor Cllr Mick Treviss : .....

On behalf of Shifnal Town Council



The meeting was closed by Cllr M. Treviss, Chair, at 19.44hrs.

