



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 11th May 2023, commencing at 6.00 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: J. Moore (Chairman), R. Cox, J. Horne, E. Moore, T. Tarran,
P. Williamson

In attendance: D Reynolds (Town Clerk)
2 x Members of the Public

P640/22 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P641/22 Public Session

2 members of the public were welcomed to speak by the Chairman.
The persons were concerned with the proposed planning application at Knowles Bank and highlighted several matters that they considered were of note.

- The area is designated as Greenbelt and for agricultural and livestock usage.
- There are no mains power or water to the site and no easy access to provide such.
- There is a fuel line underneath the site of major importance that cannot be disturbed and causes safety concerns. Particularly as the installed hardstanding would now limit access to such.
- Large areas of hedgerow and natural environment would have to be destroyed to deliver the proposals.
- The current access road is maintained financially by the neighbouring residents and concerns that additional use would put undue wear and tear on such.
- Water and sewage management has highlighted concerns due to the lower lying proximity to Wesley Brook.

They further raised questions regarding regulatory services at Shropshire Council and the submission of comments on the portal which Cllr J. Moore responded to.

Cllr J. Moore proposed that agenda item P649/22 (i) be moved to this point in the agenda.
APPROVED

P649/22 To CONSIDER the Planning Applications received for the Town to 4th May 2023

Following consideration of an updated applications and notices report received to 4th May 2023 the comments were AGREED (see updated report attached as appendix).

APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 11th May 2023

Members of the public left the meeting at 18.32 during the consideration of planning applications.

Following consideration of an updated applications and notices report received to 11th May 2023 the comments were AGREED (see updated report attached as appendix).

APPROVED.

P642/22 To RECEIVE a presentation from Adam Teecey, Fields of Shifnal on empty properties in the Shifnal area

Mr Teecey had submitted his apologies to the Clerk. NOTED.
No further invites to be issued at this time.

P643/22 Apologies received from Councillors

None

P644/22 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.

Members are reminded that subject to provisions of the current Code of Conduct that they are required to;
not speak, participate in the discussion or voting on the matter and leave the room in the event of a declaration of pecuniary interest and
not speak (unless in the public session if applicable), participate in the discussion or voting on the matter and leave the room in the event of a non-pecuniary interest.

Cllr J. Horne - P648/22 (Haughton Rd only) Pecuniary

P645/22 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 6th April 2023 with Chairman signature (attached).

The minutes of the Planning meeting held on 6th April 2023 were APPROVED and SIGNED

P646/22 To CONSIDER a verbal update on the Shropshire Local Plan

Members noted no further updates available at this time.

P647/22 To CONSIDER verbal update on the Place Plan

The Town Clerk updated that links were expected this week for towns and parishes to consider and update their priorities and schemes for consideration and insertion into the Place Plan.

The initial process was to be completed within twelve weeks from when the links were issued.

Members NOTED the update.

The Town Clerk was requested to redistribute the latest version of the Place Plan for members to consider prior to the June committee meeting. ACTION

P648/22 To CONSIDER a report on outstanding highways works on Haughton Road/Lane and S106 funded schemes

Cllr J. Horne left the meeting at 18.51hrs

Members considered that there were no further updates on Haughton Rd outstanding works.

Members agreed that Cllr J. Moore, with committee members consultation, would formulate a letter to be sent to Tracy Darke at Shropshire Council and copied to Alex Edwards and Gemma Lawley to look for resolution and delivery of these schemes. ACTION

The Town Clerk to look for any actions in regard to enforcement that had already been undertaken. ACTION

Cllr J. Horne returned to the meeting at 19.01 hrs

Members considered the walkways schemes that had been prepared by Alex Edwards and WSP on behalf of Shropshire Council and agreed the following.

- Old Smithfield Tunnel
Members agreed to recommend to Council the support for this scheme as presented. APPROVED
- Church Street
Members agreed to recommend to Council the support for this scheme as presented. APPROVED
- Bluebell Underpass
Members agreed to recommend to Council the support for this scheme as presented. APPROVED
- Lawton Road East
Members agreed to recommend to Council the support for this scheme as presented. APPROVED
- Lawton Road West
Members agreed to recommend to Council the support for this scheme as presented. APPROVED
- Curriers Lane
Members agreed to recommend to Council the support for this scheme as presented and additionally endorse the installation of 20mph speed restrictions in this area. APPROVED
- St Andrew's School/Park Lane
Scheme on hold awaiting school development. NOTED

- **Five Ways/Innage Road**

Members considered the in-depth reports provided on the modelling and studies undertaken and concurred with the recommendations of the officers in regard to Traffic Regulation Orders to resolve the noted issues.

Members agreed to recommend to Council the support for this scheme as presented and to instigate a Traffic Regulation Order to restrict parking between the hours of 7.30 hrs – 18.00hrs, Monday to Friday on Innage Road. **APPROVED**

Members further discussed possible solutions for the parking such as use of the War Memorial Club car park outside of opening hours. No recommendations were forthcoming.

£106 monies to the value of approx. £500,000 had been allocated to the Five Ways scheme but this was now unlikely to be required. The surplus will be redistributed towards any increased costs of the other walkways schemes noted. Any remaining funds may be considered for additional schemes that the Council consider are required in Shifnal.

Members agreed to recommend support for investigations to resolve the safety concerns and issues caused by the lack of a footpath at Netherwood, Haughton Road. **APPROVED**

Members noted the positive impact that the designated officer, Alex Edwards had delivered so far on these schemes.

Members also noted an update on the adoption of new developments by Shropshire Council and agreed these were very useful for information. The Town Clerk was requested to look for quarterly updates in the same regard. **ACTION**

P649/22

To CONSIDER the Planning Applications received for the Town to 4th May 2023

Moved to earlier in the agenda. See above.

- i) To CONSIDER the planning applications and notices received in the office to 11th May 2023 (Report to be tabled)

Moved to earlier in the agenda. See above.

- ii) To CONSIDER correspondence received from the Town Clerk, Tong Parish Council concerning 22/05521/FUL Travellers Site – Tong Forge.

Cllr J. Moore left the meeting at 19.38 hrs during the discussions on this matter.

Members considered the particular aspects of this matter and agreed that there was insufficient legal case for this Council to support any legal action. **APPROVED**

Cllr J. Moore returned to the meeting at 19.45 hrs

P650/22 To CONSIDER Shropshire's draft Cycling and Walking Plan consultation which runs from 2nd May 2023 to 16th June 2023.

Members considered the documents as presented and agreed that there were no comments to be submitted as Shifnal was not identified in the plan. APPROVED.

The Town Clerk was requested to address an enquiry to the appropriate officers to detail why Shifnal had not been included in the above as a larger Market Town with identified S106 walkways schemes and an adopted Walkways scheme contained within the Shifnal Neighbourhood Plan. ACTION

P651/22 To CONSIDER the draft recommendations and consultation for the electoral review of Shropshire Council published by The Local Government Boundary Commission.

Members NOTED the consultation and documents as presented and agreed no further comments to be added at this time. APPROVED

P652/22 To CONSIDER the PC1-23 Infrastructure Levy and consultation closing on 9th June 2023 (attached).

Members considered the documents as presented and agreed to submit Cllr T. Tarran's prepared comments to the appropriate officer for inclusion in the NALC response to the consultation, as follows:-

- Seems an unduly complex process with major elements of how the scheme will operate in practice undecided, ill defined and unclear. Whereas now just have S106/CIL, will now have S106/Delivery Agreements/Provisional Levy/Final Levy/Integral Infrastructure/Levy Infrastructure/Infrastructure Delivery Strategy. Requires considerable additional support information on definitions, interpretations, process delivery which will place an undue burden on already stretched local authority planning and finance staff.
- Do not agree that payment on completion instead of when planning permission is granted, will still enable infrastructure to be provided when needed as claimed. It is not considered that the proposed local land charge registration will encourage developers to pay provisional levies. One of the objectives is to increase community involvement and control, yet delaying and giving payment to the discretion of the developer will be contrary to this objective as it is taking away any process control to local authorities and hence the community.
- Payment upon completion will encourage developers to delay completion to avoid payment, leaving unsightly uncompleted developments as a blot on the landscape.

- It is inappropriate to put the onus on local authorities to have to provide required infrastructure concurrently with development by having to use borrowing to fund such infrastructure during construction to ensure it is there when needed. This is putting a further financial and administrative burden on local authorities having to go through planning and financial hurdles to fund such infrastructure and seek replacement Levy funds at a much later stage.
- The Neighbourhood Share for town and parish councils should remain at no less than currently. Indeed, as an objective is to increase community involvement, there is a case for increasing the share given to these local councils who better know the needs of their local communities. A higher share for those councils who have produced a Neighbourhood Plan after full public consultation and referendum, should be retained.

APPROVED

P653/22 To review and update outstanding actions from previous committee meetings.

The following actions were agreed:-

537 – Move to June Committee date
606 – Completed
608 – Completed

P654/22 Empty Homes in Shifnal

- i) To CONSIDER verbal updates on the Empty Homes situation in Shifnal.

Town Clerk confirmed no response had been received to date. To send reminder email at earliest convenience. ACTION

- ii) To CONSIDER email correspondence received relating to a property in Aston Street, Shifnal.

Members considered the email communication as presented. They requested that the officer be informed that the Planning Department would have legislative powers to improve the property and bring back to a suitable standard. Therefore, is requested to look for action at the earliest opportunity. APPROVED

P655/22 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

P656/22 Planning Matters to be considered

- i) To NOTE planning enforcement matters

NOTED

Meeting closed at 20.23 hours.

RAFTED