



TO: Planning Committee

11th May 2023

Town Planning Applications:

23/01556/FUL

Applicant:

Proposal:

Knowle Bank Farm, Priorslee Road, Shifnal, Shropshire, TF11 9PG.

Mr S Broadley

Change of use of land to mixed use for stabling of horses and as a residential caravan site for two gypsy families, each with two caravans including no more than one static caravan/mobile home, laying of hardstanding and erection of two amenity buildings

Consultation Expiry :

18th May 2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRSYA35TD06Z00&data=05%7C01%7C%7C965d353440504892405108db3fe79269%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638174036342003719%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=jhAlBmGLicZn8g6H07er1KXPPnclzsXOfpN5Vzflzl8%3D&reserved=0>

ACTION – OBJECTION

- Contrary to Green Belt policy in an especially vulnerable narrow strip of Green Belt between Shifnal and Telford, as confirmed in the Council's Green Belt assessment carried out for the Local Plan Review
- Adverse visual impact to the detriment of the rural character and setting of the Town
- Additional traffic using a poor access onto a fast and heavily trafficked A road near the brow of a hill would be detrimental to highway safety
- Inadequate information to substantiate that the proposal would not adversely affect adjacent heritage assets
- Inadequate information to substantiate that the proposal would not have an adverse effect on local ecology
- Inadequate information to substantiate that the proposal can provide public mains water and electricity at a reasonable cost as stated
- Adverse effect on an adjacent pipeline
- Inadequate information to substantiate that the proposed non-mains drainage will not have an adverse effect on the adjacent fishing pools and Wesley Brook
- Adverse effect on the amenities of adjacent residential properties particularly through increased traffic
- It is not considered that there are exceptional policy or personal circumstances to outweigh these substantial planning objections

Request the 2 Shropshire Council Councillors to support the Town Council, local residents and Pipeline operator's objections.

23/01618/FUL 2 Wheatfield Drive, Shifnal, Shropshire, TF11 8HL

Applicant: Mr G Pringle

Proposal: Erection of single storey side extensions to rear of existing garage and replacement of existing flat roof with new pitched roof.

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRT2FENTDg8000&d ata=05%7C01%7C%7Cd208dc08604349d5140908db4243ec59%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638176632003966998%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMD AiLCJQljoiv2luMzliLCJBTiI6IklhWwIiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=f90f7s8zH13En biNGWvRomahNww94ay7pd%2BL9LkbMaA%3D&reserved=0>

ACTION – NO COMMENT

23/01783/FUL 48 Shrewsbury Fields, Shifnal, TF11 8AN

Applicant: Ms L Cooke

Proposal: Erection of two storey side and single storey rear extension to include integral garage following demolition of existing garage.

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRTMSVHTDGHU00&data=05%7C01%7C%7Cb0d1c7ae522c4316774708db4bd9c449%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638187171772996048%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCQljiV2luMzliLCJBTil6lk1haWwWLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=cHNPOKE%2FIlz5kKMtr0uzjKCGE2bIXZpJSuVbcFvxjw%3D&reserved=0>

ACTION – NO COMMENT

9.4

FOR INFORMATION ONLY – this is not a formal consultation. No comments are required.

Please note: this is not a formal consultation and is being sent to you FOR INFORMATION ONLY

23/01947/CPL

Stanton Hill Farm, Stanton Road, Shifnal, Shropshire

Applicant:

The Ruckley Estate

Proposal:

Application for a Lawful Development Certificate for the proposed erection of extensions to the side and rear of the existing detached dwelling

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRU7676TDGRC00&data=05%7C01%7C%7Ce160695d8e924b16bcf608db515842bf%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638193212665854537%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=BiVopR49svnMRgKJgXP0UXFa6bafwCdNWQdQnHMs%2FEs%3D&reserved=0>

ACTION - NOTED



Town Planning Decisions:-

23/00859/FUL	10 Greenfields Crescent, Shifnal, Shropshire, TF11 8EE
Applicant:	Mr Steven Richie
Proposal:	To construct a base and erect a lean-to garage
Decision:	Grant Permission
22/05728/FUL	Proposed Grain Warehouse To The West Of, Lizard Lane, Ruckley Estate, Tong, Shifnal, Shropshire
Applicant:	Mr Keith Ashbourne
Proposal:	Erection of a grain drying and storage facility
Decision:	Withdrawn
23/00831/FUL	The Stable, Shifnal Manor Barns, Manor, Shifnal, Shropshire, TF11 9PB
Applicant:	Mrs Diane North
Proposal:	The erection of a timber gazebo on the patio area, it will consist of wooden pillars and an apex roof in keeping and in line with the existing roof on our property and existing outbuildings.
Decision:	Grant Permission
23/00720/FUL	Sewage Works, Manor, Shifnal, TF11 9PB
Proposal:	Change of use of land to the west of Shifnal sewage treatment works to extend the operational land to install plant and machinery, associated infrastructure and landscaping.
Decision:	Grant Permission
23/00723/FUL	10 The Wyke, Shifnal, TF11 9PP
Proposal:	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a single garage and porch.
Decision:	Refuse

ACTION – NOTED

