



SHIFNAL TOWN COUNCIL

**Minutes of the Planning Committee Meeting
Held on Thursday 6th July 2023, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.**

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

In attendance: G. Lawrence, F Le Gros

P076/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P077/23 Public Session

None

P078/23 Apologies received from Councillors

Cllr E. Moore – Personal
Cllr J. Horne – Personal

The committee extended thanks to Gail Lawrence and Filomena Le Gros for stepping in and attending the meeting at short notice.

P079/23 Declaration of Members' Interest

To receive declarations and requests for dispensations 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 P. Williamson – Item P081/23 and P087/23 – Non-Pecuniary (see dispensation below)*

- i) To CONSIDER dispensation requests from Cllr P. Williamson*

The Dispensation request received from Cllr P. Williamson in relation to Item P081/23 Shropshire Local Plan and Item P087/23 relating to a specific property in Stafford Avenue was CONSIDERED and APPROVED.

P080/23 Minutes of Previous Meetings

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

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

P081/23 To CONSIDER a verbal update on the Shropshire Local Plan

- Shropshire Council are expecting to be able to advise the inspectors on 20th July on their response to inspectors questions.
- Going to Cabinet on 19th July. Cabinet report due out 11/12th July.
- Shifnal Town Council to consider the report when published.
- Cllr J. Moore to advise Bruton Knowles that the report is imminent and to look out for it. ACTION
- What is not clear at this stage is whether it will go out for further public consultation or whether the inspectors will go straight to the next stage.
- Question raised in relation to scope of authorisation agreed at Full Council for Bruton Knowles services. Cllr T. Tarran to investigate and report back. ACTION.
- To be included on the agenda for Full Council. ACTION

P082/23 Place Plan

- i) To CONSIDER verbal update on the Place Plan.
- ii) Committee members to provide a rationalised document to include all of the previously noted projects, updated information and newly identified projects for consideration at the July committee meeting and recommend to Council for adoption.

The draft copy of projects/priorities provided by the Town Clerk was CONSIDERED. Cllr J. Moore thanked Cllr Tarran for providing his comments. It was proposed that the draft copy should be updated incorporating Cllr T. Tarran's comments. APPROVED. ACTION.

- iii) To **CONSIDER** Place Plan submission for recommendation to Full Council on 20th July 2023 ahead of the Place Plan submission date of 7th August 2023.

It was proposed that the amended draft Place Plan projects highlighted by Shifnal Town Council and incorporating Cllr Tarran's comments be put forward for recommendation to Full Council at the next meeting on 20th July 2023. Following this resolution, the Town Clerk to be instructed to add approved projects to the portal prior to the 7th August 2023 deadline. **APPROVED.**

Town Clerk to check responses from Shropshire Council to queries raised in Cllr Tarran's comments before Shifnal Town Council will approve their projects. Cllr T. Tarran advised that some of the responses received had been added in green into the plan from the Town Clerk. **ACTION.**

P083/23 To CONSIDER verbal update on outstanding highway works on Houghton Road/Lane and S106 funded schemes

Cllr J. Moore provided a verbal update:-

- The Town Clerk is chasing Tracy Darke for a meeting date to come to Shifnal and will provide update in due course. **ACTION.**
- No further information received regarding paths or traffic calming measures, the proposed double roundabout on Newport Road or Curriers Lane proposed works.
- Discussion took place regarding Innage Road following Shifnal Town Council's decision not to support the Traffic Order proposed by Shropshire Council. No consensus from the discussions. Await outcome from Shropshire Council.
- Meeting with Cllr L. Picton scheduled for Monday 31st July 2023 at 5.30pm and would be an ideal opportunity to raise the outstanding issues. Councillors to submit questions for collation by the Town Clerk ahead of that meeting. **ACTION.**

P084/23 To CONSIDER the Planning Applications received for the Town to 30th June 2023

Following consideration of the applications and notices report received to 30th June 2023 the comments were **NOTED.**

APPROVED.

P085/23 To review and update outstanding actions from previous committee meetings

537 – completed
636 – on-going (Cllr B. Haddon to work with Town Clerk)
648 – completed
649 – on-going

650 – on-going
652 – on-going
653 – to be incorporated into 652

P086/23 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. No members of public present.

P087/23 To CONSIDER verbal update on Empty Buildings/Properties in Shifnal and communication from Dr A. Wigley (attached)

Communication received from Dr A. Wigley was CONSIDERED and NOTED.

Two additional properties (Aston Street property and White Hart building) to be added to the list. ACTION.

Cllr R. Cox left the meeting.

P088/23 Planning Matters to be considered

i) To NOTE planning enforcement matters

NOTED.

The Chairman closed the meeting at 18.39 hours.



TO: Planning Committee

6th July 2023

Town Planning Applications:

23/02509/FUL 185 Stone Drive, Shifnal, TF11 9AY
Proposal: Erection of a conservatory on side elevation
Applicant: Mr Mander
Determination Deadline: 04/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRVY4ZVTDHNI00&data=05%7C01%7C%7Cec70fd33c0f24228b55408db734a85a7%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638230536121587915%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=p5yFYAD%2FKOE7H2DfQrWlvrCyk6rpc09qPpL6v1Rex2Q%3D&reserved=0>

ACTION - NO OBJECTION

23/02485/FUL Park House Hotel, Park Street, Shifnal, TF11 9BA
Proposal: Installation of Photovoltaic panels to various roofs within hotel
Applicant: Crest Hotels (Mr Jason Hiley, 470 Bath Road, Arnos Vale, Bristol, BS4 3HQ)
Consultation Expiry: 11/07/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRVWAAALTDHM300&data=05%7C01%7C%7C59bcb492801c406b06ee08db71b83032%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638228808090857378%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=NyleWI4Sq6LvSP6R%2Fgf9swKKK0C9Q4%2Fo6qZY4HCqhts%3D&reserved=0>

ACTION - SUPPORT

23/02459/FUL 45 Orchard Road, Shifnal TF11 8ET
Proposal: Erection of a single storey side extension
Applicant: Ms Cleo Budd
Deadline Date: 02/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRVUFJFTDHKN00&data=05%7C01%7C%7C32038ad9d49f40f93da608db70ef0864%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638227944149659544%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=qPI1aRCJgivvlqD1Fbt9YtWdbpZI18KvxJLAT%2BIjvQY%3D&reserved=0>

ACTION – NO OBJECTION

23/02574/TPO Limewood House, Church Street, Shifnal TF11 9AB
Proposal: To fell and replant with suitable species 3no. Limes (T1-3) protected by the Salop County Council (Shifnal) Tree Preservation order 1961.
Applicant: Mr Thomas Evans
Determination Deadline: 10/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRW7E6UTDHRB00&data=05%7C01%7C%7Cee20979c59174886a9e208db6dca5d06%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638224488129708751%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=20ROY9KTdoY03%2FrY3ul6XdYzeeu9vYxnkQ%2FvXpXTld8%3D&reserved=0>

ACTION – OBJECT due to the following:-

1. Adverse effect on the character and appearance of the adjoining conservation area.
2. Contrary to Government policy as would have detrimental effect on the amenity of the area and no justification for the removal of the trees outweigh the loss of amenity as recognised in previous appeal decision.
3. Tree report confirms that no arboricultural need to fell T2 and T3 if regular maintenance. Proposal to fell is one of convenience not overriding need.
4. Reasons given for removal of T1 does not justify loss of amenity. Condition of tree said to be due to pruning. Any such pruning would have been approved by the Council and carried out by professional tree surgeon so unlikely that pruning adversely affected health of tree, indeed the opposite should have been the result. Other reason is close proximity to property. However, in granting permission for house, Council accepted, and officers report specifically stated, that trees sufficiently far away not to lead to any need for their removal. If permission granted, Council admitting they were wrong to grant permission for house contrary to previous appeal decision.
5. Replacement trees will take too long to have any significant amenity value and unlikely they would be allowed to grow to any height to have similar visual impact.



FOR INFORMATION ONLY

23/02426/CPL 3 The Wyke, Shifnal, TF11 9PP
Proposal: Application for Lawful Development Certificate for a detached garage (re-submission)
Applicant: Mr R Blevins
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRVSKVDTDHIS00&data=05%7C01%7C%7Ce34bd695ad7e4b9d07b808db673f50b5%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638217294362878791%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=1UCsx3ncDcGqBfdobDzaMiXCfbUDRcvWAYlLnszD6Mk%3D&reserved=0>

NOT A FORMAL CONSULTATION – FOR INFORMATION ONLY

ACTION - NOTED

23/02682/FUL 14 Drabble Close, Shifnal, TF11 9QN
Proposal: Conversion of loft to bedroom with en-suite. Addition of dormer and inset balcony to roof.
Applicant: Mr and Mrs Young
Determination Deadline: 16/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRWKD3MTDHY300&data=05%7C01%7C%7C42f8587aeb404f71f08108db7bac4364%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638239752137148320%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=W2NHgiqvxp9iEPdX19IXQGJTbvSjmrwNzY8V9APiqY%3D&reserved=0>

ACTION – NO OBJECTION



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23/02729/FUL

Mill House, 5 Manor, Shifnal, TF11 9PB

Proposal:

Erection of two storey rear and side extensions with replacement detached garage.

Applicant:

Mr Brookes

Determination Deadline:

18/08/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRWO29ITDIOR00&data=05%7C01%7C%7Cec17245e95ba47266c8c08db7ca1e925%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638240807215195241%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=aJVdbwn5DH5ZdNwEh7I8%2BwjrvUVfxzXhDBFxd%2BzgyPA%3D&reserved=0>

ACTION – OBJECT due to the following:-

1. Out of proportion
2. Detriment to character of building
3. Contrary to Green Belt policy

Town Planning Decisions:-

23/01135/TPO	14 Silvermere Park, Shifnal TF11 9BN
Proposal:	Repollard back to old points to reduce risk of limb failure 2no. Lime (T1 and T3) and 1no. Oak (T2) protected by the Salop County Council (Shifnal) Tree Preservation Order 1961 (ref. BR/TPO/4)
Decision:	Refuse

COMMENT - NOTED