



TO: Planning Committee

6<sup>th</sup> 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%7CTWFpbGZsb3d8eyJWIjoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%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%7CTWFpbGZsb3d8eyJWIjoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%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%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=qPI1aRCJgivvlqD1Fbt9YtWdbpZl18KvxJLAT%2BjvQY%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%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%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%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=1UCsx3ncDcGqBfdbDzaMiXCfbUDRcvWAYlLnszD6Mk%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%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=W2NHgiqvxp9iEPdX19I9XQGJTbvSjmrwNzY8V9APIqY%3D&reserved=0>

**ACTION – NO OBJECTION**

23/02729/FUL

Proposal:

Mill House, 5 Manor, Shifnal, TF11 9PB

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&d ata=05%7C01%7C%7Cec17245e95ba47266c8c08db7ca1e925%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638240807215195241%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=aJVdbwn5DH5ZdNwEh7l8%2Bwj rUVfxzXhDBFxid%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**