



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 3rd August 2023, commencing at 5.00 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: J. Moore, R. Cox, B. Haddon, J. Horne, E. Moore, T. Tarran, P. Williamson

In attendance: Denise Reynolds
1 x member of the public

P146/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P147/23 Public Session

Following a welcome from the Chairman, the member of the public confirmed he only wished to observe proceedings and not speak.

P148/23 Apologies received from Councillors

None

P149/23 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.

Pecuniary Interest - Cllr J. Horne – item P153/23 Haughton Road scheme

P150/23 Minutes of Previous Meetings

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

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

P151/23 To CONSIDER a verbal update on the Shropshire Local Plan

Cllr J. Moore confirmed that he had started to review the Shropshire Council submissions that had been approved at the cabinet meeting in response to the inspectors' requests. Cllr J. Moore invited all members to review also, however, noted that there was a large amount of information contained within the documents. He further confirmed that he had requested Bruton Knowles to start their review of the documentation and start to formulate a plan of action and response to the next stage to be advised by the inspectors in due course.

Cllr T. Tarran advised he had reported some omissions in the documentation provided to the programme officer.

Any queries should be highlighted by Bruton Knowles and will be considered by the committee in due course.

P152/23 To CONSIDER a verbal update on the Place Plan

Members agreed that the projects submitted to the portal were now complete and that the Town Clerk should forward a copy of the comments relating to the draft, to the Place Plan officer, for further action. ACTION

A potential hedgerow management project highlighted by another Council was considered and it was agreed that no further action to be taken in this regard. APPROVED

Cllr J. Horne left the meeting at 17.11 hrs

P153/23 To CONSIDER verbal update on outstanding highway works on Haughton Road/Lane and S106 funded schemes

Members discussed the previous meeting held with Tracy Darke and Charlotte Morrison, Shropshire Council and considered the implications of the timescales and/or lack of progress on the noted schemes.

There was some sympathy for the workload, funding and staffing issues impacting on Shropshire Council but noted concerns in regard to pedestrian safety, in particular at the Haughton Road site.

Members noted that Tracy Darke had committed to a number of actions and that time should be given for these to be addressed.

Members therefore agreed that Cllr J. Moore should write a draft letter to Tracy Darke and Charlotte Morrison thanking them for attendance at the meeting and highlighting the actions that this Council were expecting a response to. Also, to request a prioritisation of the outstanding schemes due to the noted safety concerns. This should be drafted, and then finalised and dispatched from the office, following the Town Clerk's annual leave. ACTION APPROVED

Cllr T. Tarran to raise this matter at the Patient Participation forthcoming meeting and ask if they may write to Shropshire Council to express their concerns also. ACTION

Cllr R. Cox will look to contact Vistry in written form to request prompt action on the Haughton Road scheme. ACTION

Members also requested that the Town Clerk chase Ffion Horton on the Curriers Lane scheme to request timescale for delivery as this had been scheduled for this years' school summer break. ACTION APPROVED

Cllr Horne returned to the meeting at 17.29 hrs

P154/23 To CONSIDER the Planning Applications received for the Town to 28th July 2023

Following consideration of the applications and notices report received to 28th July 2023 the comments were NOTED and APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 3rd August 2023 (tabled).

Following consideration of the applications and notices report received in the office to 3rd August 2023 the comments were NOTED and APPROVED.

P155/23 To NOTE communication received from TDR Heritage regarding Neach Hill Estate near Cosford and on-line survey.

Members NOTED the communication received.
Members then considered the communication received and agreed that no further action to be taken. APPROVED

Member of the public left the meeting

P156/23 To review and update outstanding actions from previous committee meetings

635 – ongoing
636 – Chase up responses if meetings do not happen as expected. ACTION
Committee to review S106 works on walkways at the September meeting. ACTION
672 – Completed
677 – Completed
Add Patons and White Hart to empty buildings list. ACTION

P157/23 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.

P158/23 To CONSIDER verbal update on Empty Buildings/Properties in Shifnal

Members NOTED the responses on resource restrictions at Shropshire Council and agreed to continue dialogue with appropriate officers within the powers they have but also look for direct dialogue with building owners. The Town Clerk and Cllr R. Cox to look to open dialogue with one party. ACTION

P159/23 Planning Matters to be considered

- i) To NOTE planning enforcement matters

None

The Chairman closed the meeting at 18.22 hrs



TO: Planning Committee

3rd August 2023

Town Planning Applications:

23/02771/FUL Land at Lamledge Lane, Shifnal, Shropshire
Proposal: Erection of 6No detached dormer bungalows, garages, parking and formation of vehicular access (re-submission)
Applicant: Kevin Plant Developments Ltd (Mr K Plant, Leasowe Drive, Perton, Wolverhampton, WV6 7TX)
Consultation Expiry: 07/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRWVGW9TDI3900&data=05%7C01%7C%7Cc827d3c4877644e3d8da08db86efacf0%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638252136173563002%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAilCjQljojV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=I%2FHQolebnzeugJSBOqB3hfrVyEaZdc3jVLLbkZgeJA%3D&reserved=0>

ACTION – OBJECTION – Unacceptable loss of employment land contrary to Core Strategy policies CS13 and CS14, SAMDev policy MD4 and Shifnal Neighbourhood Plan policy EC4. Although not expressly allocated for employment in SAMDev, it is understood that at that time the site had the benefit of planning permission for car parking for an adjoining industrial premises so was in effect existing employment land so did not need to be allocated as proposed employment land. It still constituted employment land and so its development for housing would be contrary to policies seeking to safeguard such land for future employment purposes. It is noted that the site is included in the Draft Local Plan as ELR021 “Saved SAMDev Employment Allocation” (confirming the site’s existing employment allocation) so the proposal would be prejudicial to employment policies in that Plan.

23/02991/LBC 28 Church Street, Shifnal, TF11 9AA
Proposal: Add internal porch to front door located in existing sitting room.
This will be comprised of two stud walls with a door for access.
Applicant: Mr Alex Milligan
Consultation Expiry: 07/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRXFUBHTDIET00&data=05%7C01%7C%7Cc827d3c4877644e3d8da08db86efacf0%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638252136173563002%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAilCjQljojV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=TckhOcGhAHwvQ0%2FZFP1Qad%2FT1lm0yof7D4smc91wsHE%3D&reserved=0>

ACTION – NO OBJECTION providing the Conservation Officer is satisfied that the works do not harm the character of the building.

A handwritten signature in black ink, appearing to be 'JH' or similar, located at the bottom right of the page.

23/03043/FUL
Proposal:

Little Orchard, Houghton Village, Shifnal, Shropshire, TF11 8HR
The proposed two-storey rear extension and remodelling works to provide an open-plan kitchen and dining area at ground floor along with gaining an additional bedroom at first floor.

Applicant:
Consultation Expiry:

Mr Chris Turner
09/08/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRXP3Q8TDII800&data=05%7C01%7C%7Cf8409b48a1f840731c4a08db88820426%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638253864212256161%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliCjBtiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=cBHac3F2uKXOiG9l6pjQAo35AZSnltBzue52Uopx4kY%3D&reserved=0>

ACTION – NO OBJECTION

23/03184/TCA
Proposal:

Shifnal Millennium Sensory Garden, Innage Road, Shifnal
To remove and replace (with a more appropriate species) 1no. Leylandii within Shifnal Conservation Area

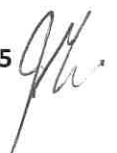
Applicant:
Consultation Expiry:

Mrs Angela Standley (7 Elm Close, Shifnal, Shropshire, TF11 8FH)
11/08/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRY5HA0TD00E00&data=05%7C01%7C%7Cf8eb51a264ca48dcfbed08db8a14536a%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638255592120756565%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliCjBtiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=cdBrUbNUeFhQ%2FM4KdtYiUyEMfHR1EXZ9pzN0eaPHOQg%3D&reserved=0>

ACTION - NO OBJECTION

ADVICE may be offered to group on removal technique if required. See Cllr J. Horne



23/03057/FUL

Proposal:

Hereward , The Hem, Shifnal, Shropshire, TF11 9PS

Erection of single storey extension to link dwelling to ancillary accommodation to form one dwelling

Applicant:

Mr Rob Cooke

Consultation Expiry:

14/08/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRXQYGVTDIJ100&data=05%7C01%7C%7Cd665407bf6114a698d9208db8c388e92%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638257947505136731%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=WIPeHly5momg9%2B%2BBQj6rM4oggorv9Q4%2FeiKzgBPpBsw%3D&reserved=0>

ACTION – OBJECTION -The large single storey flat roof extension is out of keeping and detrimental to the character and appearance of the converted former farm buildings and hence to the setting of the adjacent listed building, contrary to policies Core Strategy CS5 and SAMDev policies MD6 and MD7a. These state that conversion of farm buildings to housing must respect the design and form of the heritage assets, result in minimal alteration and respect their setting. The design, scale and form of the extension is out of scale and character with the existing buildings and will appear as an unsightly and obtrusive addition.

23/03224/FUL

Proposal:

39 Beech Drive, Shifnal, Shropshire, TF11 8HJ

Proposed new detached garage, single storey side extension, new porch to front and re-location of existing fenceline

Applicant:

Mr James Potts

Consultation Expiry:

01/09/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRY9GVHTDIRY00&data=05%7C01%7C%7Ce71ce709753d465f486f08db92854df7%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638264873574025124%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dQNYzvi9oXqQGDFbQIxydygNk6hC8oGJVF97vTI88Es%3D&reserved=0>

ACTION – NO COMMENT



23/03205/FUL

Woodside Farm, Lizard Lane, Tong, Shifnal

Proposal:

Change of use from Use Class C3 to Use Class C2 (flexible use under Part V of the GPDO) as a children's care home

Applicant:

(Suites 1 & 5 Riverside Business Centre, Foundry Lane, Milford, Belper, Derbyshire, DE56 0RN, United Kingdom)

Consultation Expiry:

23/08/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRY5RWETDIQM00&data=05%7C01%7C%7C88fa7124ec7d462a909908db93370cf5%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638265637000189529%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=ltz%2FZL0ax9eOW%2Bz64hYsE8Z4j8F9BbWxL4K6vXnTMV%3D&reserved=0>

ACTION – NO COMMENT

FOR INFORMATION ONLY

23/02856/CPL

10 Shrewsbury Road, Shifnal, TF11 8AJ

Proposal:

Application for Lawful Development Certificate for conversion of existing loft space and insertion of 4 No roof windows.

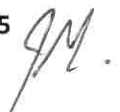
Applicant:

Mr J Reynolds

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRX2VRXTDI7R00&data=05%7C01%7C%7C0d844493879a4d3c6d9d08db7bb6c333%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638239797249424478%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=dg6jYUQDuTv5LVQP8DSU2o9kPLMhwPJk6G8I7hayjNk%3D&reserved=0>

This is not a formal consultation and sent only FOR INFORMATION.

ACTION - NOTED



Town Planning Decisions:-

| | |
|---------------------------|---|
| 20/00820/FUL Proposal: | Proposed Pig Farm South West Of Manor Farm, Sheriffhales, Shropshire Formation (relocation) of pig farm including erection of two pig rearing buildings, two straw storage buildings, one hospital/lairage building, one workshop/machinery storage building and one bio-security building; with all associated works |
| Decision: | Grant Permission |
| 23/02509/FUL Proposal: | 185 Stone Drive, Shifnal, Shropshire, TF11 9AY Erection of a conservatory on side elevation |
| Decision: | Grant Permission |
| 23/02485/FUL Proposal: | Park House Hotel , Park Street, Shifnal, Shropshire, TF11 9BA Installation of Photovoltaic panels to various roofs within hotel |
| Decision: | Grant Permission |
| 23/02459/FUL Proposal: | 45 Orchard Road, Shifnal, Shropshire, TF11 8ET Erection of a single storey side extension |
| Decision: | Grant Permission |
| 23/02682/FUL Proposal: | 14 Drabble Close, Shifnal, Shropshire, TF11 9QN Conversion of loft to bedroom with en-suite. Addition of dormer and inset balcony to roof. |
| Decision: | Refuse |

ACTION - NOTED

