



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 7th September 2023, commencing at 5.30 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

P19623 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P197/23 Public Session

None present.

P198/23 Apologies received from Councillors

None.

P199/23 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 P203/23 (i) Haughton Road scheme

P200/23 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 3rd August 2023 with Chairman signature (attached).

The minutes of the Planning meeting held on 3rd August 2023 were APPROVED and SIGNED.

P201/23 To CONSIDER a verbal update on the Shropshire Local Plan

Cllr J. Moore/Cllr T. Tarran provided the following updates:-

- Bradford Estates solicitors have served notice to ask for a Judicial Review. They have requested a reply from Shropshire Council by the end of August.
- The challenge relates to the soundness of the Shropshire Local Plan and whether the council has fulfilled requests from the inspectors by providing the Black Country requirements on top of those identified for Shropshire.
- Shropshire Council have decided to reply that they are unable to meet this deadline. It is now up to the lawyers to either go ahead with the Judicial Review or wait and give them a further month.
- The inspectors comments are expected within the next 2-3 weeks.
- In terms of timetable they are realistically expecting Stage II hearing in the New Year.
- Concerns raised if Bradford Estates are successful and development allowed to progress that it would have an impact on Shifnal with a strain on infrastructure and services.
- Further update awaited.

P202/23 To CONSIDER a verbal update on the Place Plan

- Submission completed last month.
- In discussion with Eddie West, Cllr T. Tarran confirmed he had requested clarity on the Shropshire Council project for electric development to meet requirements for existing and future development in the east of the town and how Shifnal Town Council can challenge Shropshire projects. The whole idea would be for the review to highlight any inconsistencies and should Shifnal Town Council have any queries to raise these with the Place Plan Officer and Eddie West directly.
- Town Clerk to follow up responses to the queries raised and if nothing received in time for the next meeting in October to write to Eddie West. Include on the agenda for October. ACTION

Cllr J. Horne left the meeting at 17:54 hrs

P203/23 Highway works on Haughton Road/Lane and S106 funded schemes

i) **To CONSIDER verbal update on outstanding highway works on Haughton Road/Lane and S106 funded schemes.**

Cllr R. Cox/Cllr T. Tarran provided an update from the Teams Meeting with Tracy Darke, Ffion Horton and Gemma Lawley which was held on 4th September 2023.

- **Curriers Lane traffic calming**
 - Originally planned for July / August this year. Delayed to summer 2024. Cllr R. Cox/Cllr T. Tarran to continue to follow up at future meetings. ACTION.
- **Haughton Road**
 - Gemma Lawley confirmed receipt of correspondence from Vistry legal section and looking to set up a meeting with them.
 - Shropshire Council to take a firm line and commence action for breach of conditions starting with the double roundabout as a priority. Others to follow in due course.

Cllr J. Horne returned to the meeting at 18:01 hours.

- **Next meeting with T. Darke**
 - To be held face to face in Shifnal. Cllr R. Cox to follow up and establish date of next meeting. ACTION.
 - Topic to cover empty homes as well as an update on the matters discussed at the first meeting.
 - Cllr T. Tarran to share his notes from the first meeting with Cllr R. Cox. Cllr R. Cox to summarise agreed points and send to T. Darke. ACTION.
- **Future meetings with T. Darke**
 - The topic of adoption of public realm area in the town is planned for a future meeting and Cllr R. Cox advised that Tracy Darke would be inviting Andy Wilde and Graham Downes to that session. In the meantime, Ffion Horton is actioned with circulating a map of Shropshire Council owned areas in the town so that STC can decide on which one's the Town Council wish to adopt.

Following the update from the Tracy Darke meeting, the committee discussed concerns regarding the nil progress of the double roundabout and pedestrian access to the medical centre once it opens to the public later this year.

During the discussion it was APPROVED for Cllr J. Horne to remain in the room.

It was acknowledged that works to implement the double roundabout and pedestrian crossing for the medical centre would not be ready in time for the opening.

Cllr T. Tarran proposed that the Town Council write to Cllr L. Picton to request what temporary measures would be implemented prior to the medical centre opening to ensure the safety of patients accessing the facility.
APPROVED.

Cllr J. Moore to draft the letter and circulate to the committee for review.
ACTION.

With regard to Charles Square/Town Centre public realm area, it was proposed that Cllr R. Cox write to Andy Wilde and request a meeting.
APPROVED. ACTION.

ii) **To CONSIDER S106 works on walkways.**

WSP have appointed their engineer, Dave Davies. WSP to send plan of works and timescales and engage with the Town Council.

After some discussion on next steps, Cllr P. Williamson proposed that Shifnal Town Council write to Tracy Darke and request a firm date for when the meeting with WSP will take place. APPROVED.
AGAINST: Cllr R. Cox and Cllr T. Tarran. ABSTAIN: Cllr J. Moore.

P204/23 To CONSIDER verbal update by Mayor, Cllr R. Cox following meeting with Tracy Darke on 4th September 2023.

See update provided under P203/23 (i).

P205/23 To CONSIDER the Planning Applications received for the Town to 1st September 2023

Following consideration of the applications and notices report received to 1st September 2023 the comments were NOTED and APPROVED.

i) **To CONSIDER the planning applications and notices received in the office to 7th September 2023 (tabled).**

Following consideration of the applications and notices report received in the office to 7th September 2023 the comments were NOTED and APPROVED.

P206/23 To review and update outstanding actions from previous committee meetings

635 – ongoing
636 – move date to October 2023
693 – Completed
694 – Completed
695 – Completed
696 – Completed
697 – move to January 2024
698 – Completed
699 – Completed
700 – move to January 2024

P207/23 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.

P208/23 To CONSIDER verbal update on Empty Buildings/Properties in Shifnal

Topic for the next meeting with Tracy Darke. Update to be provided at the November meeting. ACTION.

Cllr. R. Cox reported that the scaffolding has now been removed from the old Barclays Bank building and it is understood that there is some interest from potential occupants.

P209/23 Planning Matters to be considered

i) To NOTE planning enforcement matters

NOTED.

The Chairman closed the meeting at 19.01 hrs



TO: Planning Committee

7th September 2023

Town Planning Applications:

23/03351/FUL Bybrook , High Street, Shifnal, Shropshire, TF11 8BH
Proposal: Erection of single storey side and rear extension
Applicant: Ms Mandie Hunt
Consultation Expiry: 29/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRYIQF4TDIYO00&data=05%7C01%7C%7C6cbaeaa8a79c462f832608db98395238%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638271144178194790%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=6TcCTzMuaH1Bu4XL7HZunWizbl%2BFRH9tbPKkgbXN03Q%3D&reserved=0>

ACTION – NO COMMENT

23/03329/LBC Park House Hotel, Park Street, Shifnal TF11 9BA
Proposal: Erection of a glazed lobby area and entrance canopy from the car park to hotel reception affecting a Grade II Listed Building
Applicant: Mr Jason Hiley (470 Bath Road, Arno's Vale, Bristol, BS4 3HQ)
Consultation Expiry: 31/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRYGVQDQTDIX900&data=05%7C01%7C%7C04060503b90348112eac08db9998dfaa%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638272654524548958%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=FtNDHjnfPOVN%2Bt%2BECURYyAtvJaeNPlggf1qDWxNobXY%3D&reserved=0>

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

23/03325/FUL
 Proposal: Park House Hotel, Park Street, Shifnal TF11 9BA
 Erection of a glazed lobby area and entrance canopy from the car park to hotel reception
 Applicant: Mr Jason Hiley (470 Bath Road, Arno's Vale, Bristol, BS4 3HQ)
 Consultation Expiry: 31/08/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRYGVOKTDIX100&data=05%7C01%7C%7Cd38d3f58807c477afcd08db9998b095%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638272653441157019%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=UsVAYsK9Hqy0B4JJBfvxK4D7PiOIx87ESlCHPIDVzK8%3D&reserved=0>

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

23/03647/FUL
 Proposal: St Andrew's CE Primary School, Park Lane, Shifnal, TF11 9HD
 Provision of two temporary classroom buildings.
 Applicant: Learning and Skills Phil Wilson
 Consultation Expiry: 14/09/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRZLM7ATDJG000&data=05%7C01%7C%7C37408286b07d40dd799408dba49fb3ec%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638284778301157281%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=bvRarpTjiFMLe4K96s51PWP0zgVSSXPXztFxcQ6rGco%3D&reserved=0>

ACTION – NO COMMENT

23/03783/HHE
 Proposal: 51A Springhill, Shifnal, Shropshire, TF11 8FA
 Erection of a single storey rear extension to an attached dwelling, dimensions 3.5 metres beyond rear wall, 4 metres maximum height, 2.4 metres high to eaves
 Applicant: Mr Giles Bates
 Consultation Expiry: Not available
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS06Z5TTD07C00&data=05%7C01%7C%7C8cd95238401a43db8a1b08dba982f8e1%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638290152207645697%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ThK9fbARL0waS0LoeC0mXck%2B7PM4Xdqx0MiH7GVgtEs%3D&reserved=0>

ACTION – NO COMMENT

23/03698/FUL

Amberleigh Care Ltd, The Oaks, Redhill, Shifnal, Shropshire, TF2 9NZ

Proposal:

To convert the roof space into office and archive rooms with a link to the existing second floor area. To extend to the side to provide access to loft conversion. To extend to the side with a single storey extension to provide additional dining and living space at ground floor.

Applicant:

Mr Stuart Lawless (Living Accommodation, The Oaks, Redhill, Shifnal, Shropshire, TF2 9NZ)

Consultation Expiry :

22/09/2023

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRZUVGBTDJJ100&data=05%7C01%7C%7Cbcde47e06e6f4f23c6b408dbab154c53%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638291880235832423%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=XcLOsAoOfDGled6nVHSJ755%2BiDNT5XW4NS9ViSG1LaI%3D&reserved=0>

ACTION – NO OBJECTION

FOR INFORMATION ONLY

23/03601/CPL

13 Weaver Grove, Shifnal, TF11 8GS

Proposal:

Lawful Development Certificate for proposed single storey rear extension.

Applicant:

Mr Andrew Meeson

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRZG271TDJDD00&data=05%7C01%7C%7Cf0c42fa237cd486b162208db9f361cdd%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638278827420380382%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=n5rjgtHmCaBDwhGUCsFNIS9rZjbZ3RuF2FipJnazRf8%3D&reserved=0>

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

ACTION - NOTED

23/03774/CPL (resubmission) 14 Drabble Close, Shifnal, TF11 9QN
Proposal: Application for Lawful Development Certificate for conversion of loft to bedroom with en-suite. Addition of 2no dormer windows and Juliet balcony.

Applicant: Mr and Mrs Young

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS05ZOOTDJNR00&d ata=05%7C01%7C%7C7a9d37e68adc49221fab08dbad464831%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638294289758818497%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=AdDyFgJwk5Nr1uzuym3D1cgLi706chXdBgt8TiQAiLs%3D&reserved=0>

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

ACTION - NOTED

Town Planning Decisions:-

23/03184/TCA Proposal:	Shifnal Millennium Sensory Garden, Innage Road, Shifnal, Shropshire To remove and replace (with a more appropriate species) 1no. Leylandii within Shifnal Conservation Area
Decision:	No Objection
23/02991/LBC Proposal:	28 Church Street, Shifnal TF11 9AA Add internal porch to front door located in existing sitting room. This will be comprised of two stud walls with a door for access.
Decision:	Grant Permission
23/03043/FUL Proposal:	Little Orchard, Haughton 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.
Decision:	Grant Permission

COMMENT - NOTED