



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 5th October 2023, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

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

In attendance: Denise Reynolds

P273/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P274/23 Public Session

None present.

P275/23 Apologies received from Councillors

Apologies received from Cllr B. Haddon - NOTED

P276/23 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: Cllr J. Horne – Item P280/23 (i) Haughton Road Works

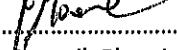
Non-Pecuniary: Cllr J. Horne – Item P281/23 (i) application 23/03885/FUL

P277/23 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 7th September 2023 with Chairman signature (attached).

The minutes of the Planning meeting held on 7th September 2023 were APPROVED and SIGNED.

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Signed by Chairman.....
On behalf of Shifnal Town Council, Planning Committee

P278/23 To CONSIDER a verbal update on the Shropshire Local Plan

- i) The letter received from Bruton Knowles dated 28th September 2023 was NOTED.

Cllr T. Tarran provided the following updates: -

Shropshire Council and the examiners are still continuing to correspond in relation to the soundness of the plan. The examiners have requested that Shropshire Council provide further sustainability reports and evidence base work. Shropshire Council are required to respond. Therefore, it is anticipated that the stage two hearings will now occur in the new year. As this information had only been published on the day of the committee meeting, members had not had an opportunity to review in full but were encouraged to do so.

Cllr J. Moore proposed that the budget forecast for 2024/25 remain at the same level as 2023/24 and any remaining unspent funds be earmarked in reserves at the end of 2023/24 to continue on with the representation in this review process. The Town Clerk was requested to supply an up-to-date budget for the next meeting of the committee to allow consideration of the above. ACTION

P279/23 To CONSIDER a verbal update on the Place Plan

The Town Clerk gave a verbal report of a telephone conversation with the place plan officer that had occurred on the day of the planning committee meeting.

The place plan officer had indicated that the current review process included over 800 proposed projects across Shropshire, including over 500 identified at Parish or Town level. Shropshire Council officers from various teams were all involved in the assessment process to confirm the viability of each project prior to entry onto the Place Plan database. This process is taking some time, and the place plan officer was unable to confirm when it would be completed. The officer also noted the comments that had been received in relation to the Shifnal Place Plan and confirmed these would be considered in line with the projects assessment.

Members NOTED the verbal report.

Members furthermore were informed that the Planning Policy and Strategy Manager had recently advised that the Shropshire Place Plan would be considered by Shropshire Council cabinet in November 2023. As there was a noted anomaly in the responses received, the Town Clerk was requested to email the manager specifically in relation to the concerns on project 454. ACTION

P280/23 Highway works on Haughton Road/Lane and S106 funded schemes

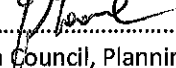
Cllr J. Horne left the meeting.

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

The Town Clerk advised that the Shropshire Council officer leading on the Haughton Road/Lane works had submitted an update following a meeting held that day with Vistry.

The officer advised that the Section 278 works have been out to tender, so Vistry are checking with the commercial team and referring back with a start date. Shropshire Council are then going to arrange

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Signed by Chairman.....
On behalf of Shifnal Town Council, Planning Committee

for road booking space to be agreed with the Streetworks team and work to that date to get everything in place and agreed.
NOTED

- ii) Cllr L. Picton's response to the recent letter sent from Shifnal Town Council was CONSIDERED.

Members NOTED the response received from Cllr L. Picton.

Cllr J. Horne returned to the meeting.

- iii) To CONSIDER verbal update on S106 works on walkways.

Cllr T. Tarran gave a verbal report from a meeting with the lead officer and lead designer of this project, also attended by Cllr R. Cox and the Town Clerk.

Cllr T. Tarran advised that the walkway's projects were going through the final design stage in Oct/Nov 2023 with a view to being put to the Shropshire Council contractors in Jan/Feb 2024. The lead officer is conversing with the contractors in advance of this to ensure a prompt scheduling for Spring 2024.

This related to the schemes for Lawton Road East and West, Old Smithfield Tunnel, Bluebell Way Underpass and Church Street. The Curriers Lane works were to be scheduled for summer school holidays 2024.

The Shropshire Council preferred option for Innage Road was parking restrictions based on the modelling carried out. Some parking mitigations may be considered. However, the aim is to undertake wider public engagement early in 2024 to examine the opinions of the wider users of this area and works to be scheduled for summer 2024 in line with the Curriers Lane works.

Public engagement is anticipated to occur in Feb/Mar 2024 for all of the walkway's projects and the officers asked for Town Council support in this engagement process. ACTION

Members NOTED that Cllr B. Haddon was scheduled to meet with the Town Clerk to discuss the walkways and cycling strategy for Shifnal and feedback to the committee accordingly. ACTION

P281/23 To CONSIDER the Planning Applications received for the Town to 29th September 2023

Cllr J. Horne left the meeting and returned following consideration of 23/03885/FUL.

Following consideration of the applications and notices report received to 29th September 2023 the comments were NOTED and APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 5th October 2023.

Following consideration of the applications and notices report received in the office to 5th October 2023 the comments were NOTED and APPROVED.

P282/23 To review and update outstanding actions from previous committee meetings

635 – Town Clerk to request for next meeting. Move to Nov 23 Completion
636 – Meeting Scheduled 10th October. Move to Nov 23 Completion
697 – Completed
700 – Completed
739 – Completed
740 – Completed
741 – Completed
742 – Completed
744 – Completed
745 – Completed
746 – Move to Nov 23 Completion

P283/23 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.

P284/23 To CONSIDER verbal update on Empty Buildings/Properties in Shifnal

Members considered two highlighted properties in the town centre area and NOTED verbal updates.
Members were informed of an additional empty business property on Church Street. NOTED

P285/23 Planning Matters to be considered

- i) To NOTE planning enforcement matters

NOTED.

The Chairman closed the meeting at 18.21 hrs.



TO: Planning Committee

5th October 2023

Town Planning Applications:

23/03885/FUL 85 High Street, Shifnal, TF11 8BL
Proposal: Proposed Single and Double Storey Rear Extensions
Applicant: Mr D Hassall
Consultation Expiry: 03/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS0H3S2TDJT100&data=05%7C01%7C%7C10e0a5f068154a38328808dbb3ba1e47%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638301384171811882%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=7i4DDjO1EHtRMaOkEOEfVRHTfwg0d1jkfyI2K4ue0Sw%3D&reserved=0>

ACTION – No Comment

23/03786/FUL 1 Moat Croft, Shifnal, TF11 9AH
Proposal: Relocation of 2m high fence to create a larger garden area
Applicant: Mrs Christine Hodson (38 Four Ashes Road, Brewood, Staffordshire, ST19 9HX)
Consultation Expiry: 28/09/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS07HRSTD07V00&data=05%7C01%7C%7C16adba8091f44f38a32e08dbafaa3f2c%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638296918078256235%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=rRltI%2FdN4JrgzCOdM4FB059DLEQ7Dq7zMKobJigzMA8%3D&reserved=0>

ACTION – No comment

23/03898/FUL 6 Wesley Crescent, Shifnal, TF11 9AQ
Proposal: Erection of first floor extension over existing garage and conversion of existing garage to home office and utility room, single storey extension to side and rear
Applicant: Mr Phil Page
Consultation Expiry: 04/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS0H8Z9TDJT00&data=05%7C01%7C%7C5c761fab74734863e2fc08dbb43f3ef0%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638301956825474999%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=rRltI%2FdN4JrgzCOdM4FB059DLEQ7Dq7zMKobJigzMA8%3D&reserved=0>

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ACTION – No comment

23/03839/TCA 12 Victoria Road, Shifnal, TF11 8AE
Proposal: To reduce crown of 2no. Silver Birch (T1 & T2) by up to 2 metres within Shifnal Conservation Area
Applicant: Mr Neil Bourne
Consultation Expiry: 05/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS0B6HUTD00E00&data=05%7C01%7C%7Cfe624eb0bc6d4e0486fd08dbb50ef451%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638302848243619115%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FbAwrMSLHX4NpJzXukgJz2EfUFetVuzqu7t9ezZ9Q9E%3D&reserved=0>

ACTION - No objection providing the Tree Officer is satisfied that the works would not adversely affect the tree(s) and character of the conservation area.

23/04094/TCA Southcroft, Haughton Village, Shifnal TF11 8HR
Proposal: Works to a number of trees (see schedule) within Haughton Conservation Area
Applicant: Mr Christopher Walton
Consultation Expiry: 09/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS1695UTDK5900&data=05%7C01%7C%7Cb98813ccc42a49e3aac308dbb84a0ffb%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638306400624559678%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=K2i5fXPmJLFhyTRQBKh4DfCUcNDHXLVnXQvk9rMYArE%3D&reserved=0>

ACTION - No objection providing the Tree Officer is satisfied that the works would not adversely affect the tree(s) and character of the conservation area.

23/03747/FUL Christophers Restaurant, 8 Market Place, Shifnal, TF11 9AZ
Proposal: Change of use of 1st floor from storage to licensed restaurant and retention of Air Conditioning Unit.
Applicant: Mr Christopher Jordan, Christopher's Shifnal Limited
Consultation Expiry: 13/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DRZYKXGTDJLV00&data=05%7C01%7C%7Cfa7850631497406d9d0c08dbbb95c31c%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638310024224649502%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=MCGFm%2BEKQdbLoaBYBe7097BKkXKldAixuBTL8k4lzf%3D&reserved=0>

ACTION – No comment.



23/03922/LBC
Proposal: Christophers Restaurant, 8 Market Place, Shifnal, TF11 9AZ
Applicant: Retention of Air Conditioning Unit
Mr Christopher Jordan, Christopher's Shifnal Ltd
Consultation Expiry: 13/10/2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS0K84MTDJUZ00&data=05%7C01%7C%7Cc097e428818341129ab308dbbb698eb4%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638309834525182569%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=MmCbuKf2kLt0C000aBBEg26ZqGHdSdJLaMa2%2FGjPJ8U%3D&reserved=0>

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

FOR INFORMATION ONLY

23/04159/CPL
Proposal: 23 Maple Close, Shifnal, TF11 8HA
Application for Lawful Development Certificate for the single storey rear extension.
Applicant: Ms A Hadley
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS1CKUVTDK8T00&data=05%7C01%7C%7Ca972c7679b444950a4b208dbbb67f7cc%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638309827438786839%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=lavxiPO07mG4k18ZyJdUtvT7UqcBYaTHV8CcLD9GQH4%3D&reserved=0>

ACTION – NOTED

23/04276/CPL
Proposal: Weecroft, Haughton Drive, Shifnal, TF11 8HF
Application for Lawful Development Certificate for proposed new window to side elevation.
Applicant: Mr John Hargreaves
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS1RE4HTDKFG00&data=05%7C01%7C%7Cbb39b2d8a33d4904b8b008dbc4ba1c59%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638320076021945099%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=cQdA0H0V8z9bZN8ESJgtginQr0YJccVzM4AnWKmu3Bg%3D&reserved=0>

ACTION - NOTED

The above are not for formal consultation and sent only FOR INFORMATION.



Town Planning Decisions:-

23/03351/FUL	Bybrook, High Street, Shifnal, TF11 8BH
Proposal:	Erection of single storey side and rear extension.
Decision:	Grant Permission
23/03325/FUL	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
Decision:	Grant Permission
23/03205/FUL	Woodside Farm, Lizard Lane, Tong, Shifnal, TF11 8QE
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
Decision:	Grant Permission
23/02729/FUL	Mill House, 5 Manor, Shifnal, TF11 9PB
Proposal:	Erection of two storey rear and side extensions with replacement detached garage.
Decision :	Grant Permission
23/03224/FUL	39 Beech Drive, Shifnal, TF11 8HJ
Proposal:	Proposed new detached garage, single storey side extension, new porch to front and re-location of existing fenceline.
Decision:	Grant Permission

ACTION - NOTED