



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 11th January 2024, 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,

In attendance: D Reynolds

P460/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P461/23 Public Session

None present.

P462/23 Apologies received from Councillors

Cllr P. Williamson – Annual Leave

NOTED.

P463/23 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: None

Non Pecuniary: None

P464/23 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 5th December 2023 with Chairman signature.

The minutes of the Planning meeting held on 5th December 2023 were APPROVED and SIGNED.

P465/23 To CONSIDER a verbal update on the Shropshire Local Plan

Cllr J. Moore advised that he had conducted checks of the relevant website and communication with Bruton Knowles and had no further updates at this time.

NOTED

P466/23 Place Plan

- i) To CONSIDER communication received from Mark Barrow.

Members CONSIDERED and NOTED the communication from Mark Barrow at Shropshire Council.

The Town Clerk was requested to contact the Place Plan officer to assess the status of the projects for Shifnal prior to the final draft going to cabinet in February 2024. ACTION

P467/23 To CONSIDER the Planning Applications received for the Town to 5th January 2024

Following consideration of the applications and notices report received to 5th January 2024 the comments were NOTED and APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 11th January 2024.

Following consideration of the applications and notices report received in the office to 11th January 2024 the comments were NOTED and APPROVED.

Cllr J. Moore advised he had received a communication from the medical practice stating that they hoped to have good news to relay within the next two weeks. Cllr Tarran advised the next Patients Participation Group meeting would be on 14th February 2024. NOTED

- ii) To CONSIDER communication received from Liam Cowden on behalf of Cllr L. Picton regarding Lamledge Lane development.

Members considered the communication received from Liam Cowden and agreed to NOTE and forward to Bruton Knowles for information in regard to the Local Plan review. ACTION

P468/23 To CONSIDER verbal updates from Cllr R. Cox and Cllr T. Tarran on scheduled meetings with Tracy Darke, Assistant Director Economy and Place, Shropshire Council:-

i) Derelict buildings.

Members were given a brief update on a number of empty properties in the Shifnal area as follows:

- Barclays Building – Cllr Cox in contact with the developers.
- White Hart – The officer dealing with this matter at Shropshire Council has left so Andy Wigley has committed to pick this up to progress.
- Patons Garage – noted as under offer and area is being monitored.
- Aston Street – 2 properties noted as no further action at this time.
- Stafford Avenue – no further action at this time.
- Market Place, Victoria Road and Shrewsbury Road further updates at next meeting with Tracy Darke.

NOTED

ii) Adoption of Town Centre Realm.

Members NOTED that the Town Clerk was in communications with the interim manager of street scene at Shropshire Council and was committed to engage in a meeting in January to progress this matter.

P469/23 Town/Parish Boundary Review

i) To CONSIDER correspondence between Graham White, Shropshire Council and STC.

Members considered the communications and were advised that the Local Government Commission had also confirmed the parish boundary wards during the recently concluded boundary review.

A map was distributed detailing the new wards that will be applicable from May 2025 and will be available to view ongoing in the office. The membership of the wards will be as follows:

- Shifnal North – 7 members
- Shifnal South – 7 members
- Shifnal Rural – 1 member

NOTED

P470/23 To review and update outstanding actions from previous committee meetings

Members considered the outstanding actions list and agreed the following.

770 – To move to March

773 – To move to March

775 – Completed

776 – The Town Clerk to retrieve communication received and update in February

835 – The Town Clerk to re-open communications with the landowner's solicitors

836 – Completed

837 – Completed

838 – The Town Clerk to reissue communication

839 – Completed

New action to be opened to replace 775 and 837 as Cllr Haddon has submitted an updated email trail and will be continuing to progress the matter of adoption of the sites and potential flooding.

P471/23 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

P472/23 Planning Matters to be considered

- i) To NOTE planning enforcement matters.

NOTED.

- ii) To NOTE communication received from Julian Beeston, Senior Enforcement Officer, Shropshire Council concerning Patons, Shifnal.

Members NOTED the communication and an update on this matter was expected at the February meeting of the committee. ACTION

The Chairman closed the meeting at 18.28 hrs.



TO: Planning Committee

11th January 2024

Town Planning Applications:

23/05083/LBC 16A Market Place, Shifnal, TF11 9AZ
Proposal: Rebuilding of brickwork and repair to windows following structural failure of timber beam affecting a Grade II Listed Building
Applicant: Mr Adrian Eley
Consultation Expiry: 27th December 2023
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS4SQD3TDLQA00&data=05%7C01%7C%7C25f27a5f2d2c46da260608dbf66eec1a%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638374728633075146%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=De8shpxcGL3YJJ6M9C92AFeEKtgA5T068KhWlsTLCJg%3D&reserved=0>

ACTION – NO OBJECTION PROVIDING THE CONSERVATION OFFICER IS SATISFIED THAT THE WORKS DO NOT HARM THE CHARACTER OF THE BUILDING.

23/05281/LBC Aston Hall, Aston Road, Shifnal, TF11 8PA
Proposal: Replacement roof finish
Applicant: Mrs F Trenchard-Davies
Consultation Expiry: 9th January 2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS57K2QTDM0L00&data=05%7C02%7C%7Ccea28ac6c8454fea533808dc00c4be7d%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638386092209137746%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=dv4OsAdg6BufxosyK%2FxtatqxQ53mKFvxdroeqcZEqtkk%3D&reserved=0>

ACTION – NO OBJECTION PROVIDING THE CONSERVATION OFFICER IS SATISFIED THAT THE WORKS DO NOT HARM THE CHARACTER OF THE BUILDING.

23/05427/FUL
Proposal: 15 Newport Road, Shifnal, TF11 8BP
Proposed extension and alterations to existing dwelling and replacement workshop outbuilding with home office

Applicant: A Browne

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%3DS5OD2KTDM8500&data=05%7C02%7C%7C2b7e3d5efd25477d7a9308dc0d5766a0%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638399916233049897%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8nGRw3Sel6PXYcTRTZwLCMw9yzDSgwFMvkiMf%2F8GqYM%3D&reserved=0>

ACTION – NO OBJECTION.

23/05481/ADV
Proposal: Odfellows Wine Bar, Market Place, Shifnal, TF11 9AU
Erect and display dental practice signage

Applicant: Dr Maciej Wozniak

Consultation Expiry: 29/01/2024

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS5XME3TDMBE00&data=05%7C02%7C%7C87fc1148ec3a4e1f7e0b08dc1063b596%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638403267792017891%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=frg0w6zLQFnKs4vXJqhXgDOjEuiuopfleE2ZUqiKPzI%3D&reserved=0>

ACTION – NO OBJECTION.



Town Planning Decisions:-

23/04688/TPO	11 Balfour Road, Shifnal TF11 8TR
Proposal:	Lift branch tips to 5.5m over road of 1no London Plane protected by the Shropshire Council (Land at Balfour Road, Shifnal) Tree Preservation Order 2016 (Ref: SC/00257/16)
Decision:	Grant Permission
23/04789/VAR	Proposed Residential Development Land SW of 24 The Lindens, Shifnal
Proposal:	Erection of 1 dwelling with associated car parking. Variation of Condition No. 2 (approved plans) attached to planning permission 22/02926/FUL
Decision:	Grant Permission
23/04797/VAR	Shifnal and Priorslee Medical Practice, Haughton Road, Shifnal
Proposal:	Removal of Condition No. 7 (drainage) attached to planning permission 21/04072/FUL dated 19/08/2021
Decision:	Grant Permission
23/05037/FUL	2 Wheatfield Drive, Shifnal, TF11 8HL
Proposal:	Erection of single storey side extension (modification to previously approved)
Decision:	Grant Permission

ACTION - NOTED.

