



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting Held on Thursday 1st February 2024, commencing at 5.30 pm At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

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

In attendance: D Reynolds

P529/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P530/23 Public Session

None present.

P531/23 Apologies received from Councillors

Cllr B. Haddon – Annual Leave
Cllr J. Horne - Personal
Cllr P. Williamson – Annual Leave

NOTED.

P532/23 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

P533/23 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 11th January 2024 with Chairman signature.

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

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

P534/23 To CONSIDER a verbal update on the Shropshire Local Plan

Members considered Cllr Tarran's and Cllr J. Moore's comments on the latest inspector's report and the implications of the mass of further evidence and potential requirements for consultation and hearings on such. There were noted concerns on the impact of recent changes in National Planning Policy on the current local plan. The expectation is that this council and advisors will be considering these matters at the appropriate next stage. Members expect that the process will possibly be extended further into 2025. Additionally, one of the inspectors has left the examination board.

NOTED

P535/23 To CONSIDER the Planning Applications received for the Town to 26th January 2024

Following consideration of the applications and notices report received to 26th January 2024 the comments were NOTED and APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 1st February 2024.

Following consideration of the applications and notices report received in the office to 1st February 2024 the comments were NOTED and APPROVED.

P536/23 To NOTE communication received from Emma Green, Principal Enforcement Officer, Shropshire Council regarding Shropshire Planning Enforcement Protocol

Members considered the communication from Emma Green on the enforcement protocol currently being offered by Shropshire Council. Members agreed they would be interested to see how future consultation would be undertaken.

NOTED

P537/23 To review and update outstanding actions from previous committee meetings

Members considered the outstanding actions list and agreed the following.

770 – add to action point - Town Clerk to confirm meeting date for 7th/14th February.

773 – Move to April 2024

776 – Move to March 2024

835 – Move to April 2024

838 – Completed

840 – Close action (duplicate of 770)

873 – Town Clerk to refer enquiry to Eddie West. Move action to April 2024

875 – Move to April 2024

876 – To refer back to Julian Beeston/Tracy Darke for update. Move action to March 2024.

P538/23 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".

NOT REQUIRED

P539/23 Planning Matters to be considered

i) To NOTE planning enforcement matters.

NONE.

The Chairman closed the meeting at 18.26 hrs.



TO: Planning Committee

1st February 2024

Town Planning Applications:

24/00159/TPO 1 Moat Croft, Shifnal, TF11 9AH
Proposal: To reduce height by approx. 4 feet and reduce branches by approx. 20 percent of 2no. Silver Birch protected by the Salop County Council (Shifnal) Tree Preservation Order 1961 (BR/TPO/4)
Applicant: Mrs Christine Hodson (38 Four Ashes Road, Brewood, Staffordshire, ST19 9HX)
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%3DS7B3OBTDOOE00&data=05%7C02%7C%7Cd9046bb71423436daa6808dc15fc36f2%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638409420196637151%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=OkEqwz1IFuXD8f90n7L9MltITq75JCCvhkBmRAS7y%2B8%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.

24/00218/TEL Proposed Telecommunications Installation to the West of Coppice Green Lane, Shifnal
Proposal: The installation of a new 26.2m high telecommunications monopole with headframe, supporting antennas and transmission dishes, plus ground-based equipment cabinets within a secure, fenced compound, and ancillary development thereto.
Applicant: N/a (Adamson House, Towers Business Park, Manchester, M20 2YY)
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%3DS7H168TDMTJ00&data=05%7C02%7C%7Cb32051a787074f8bbe8c08dc1920dd6a%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638412876140522616%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=mPxABTXYgrg90M3QoySDNNR5CaMoBbhHo29GrVfP9BQ%3D&reserved=0>

ACTION – OBJECTION Visual Intrusion. There is no guarantee that the existing masts will be removed.

24/00240/FUL 4 Barn Road, Shifnal, TF11 8EL
Proposal: Erection of a first floor side extension and new porch and canopy
Applicant: Mr M Oliver
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%3DS7MKTNTDMV300&data=05%7C02%7C%7C0ee0d4f9a08f4ea3f16b08dc2179a0cf%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638422053782419189%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=565NAkg2V6fTW%2B8GiN9qEE5kks7ZOoz%2FkKSAZjEm%2Fxl%3D&reserved=0>

ACTION – NO OBJECTION

23/05443/FUL
Proposal: Odfellows Wine Bar, Market Place, Shifnal, TF11 9AU
Retrospective Planning Application for Air con/chiller units to serve new dental practice.
Applicant: Dr Wozniak
Consultation Expiry: 20/02/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS5TRHKTDm9800&data=05%7C02%7C%7C9faf95db036b4c6ffcd08dc21735d03%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638422026740077010%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=fwCkSwpT4SajkI6z%2B4Tk5RFRGPsCLdaG7srKDYROOM%3D&reserved=0>

ACTION – NO OBJECTION

24/00348/TCA
Proposal: 37 Broadway, Shifnal, TF11 8BB
To fell/cut back 3no. Beech trees to within existing hedgerow within Shifnal (Broadway) Conservation Area.
Applicant: Mr Darren Whitton
Consultation Expiry: 19/02/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS80TFFTD00E00&data=05%7C02%7C%7C8ab1c2cfe9ae47c4aac08dc20fc8a13%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638421516218997484%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=OekoMnqrwYfPD1mLB0%2F6ywTbFBMD0%2FH0bKKpIP3XTLM%3D&reserved=0>

Further to the above consultation email sent out earlier today, the applicant has contacted us to advise of a typo on the original application form.

The trees which are the subject of the application are within the rear garden of 37 Broadway, not 39 Broadway, TF11 8BB.

Kind regards,

Lucy Stanley

Arboricultural Technician, Tree Team, Natural & Historic Environment

lucy.stanley1@shropshire.gov.uk; trees@shropshire.gov.uk

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.



24/00278/FUL 85 High Street, Shifnal, TF11 8BL
Proposal: Erection of 3No. detached 3 bed dwellings
Applicant: Mr David Hassell (c/o Stoneleigh Architectural Services, Maple House, Kingswood Business Park, Holyhead Road, Albrighton WV7 3AU)
Consultation Expiry: 21/02/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DS7QA64TDMX800&data=05%7C02%7C%7C3dc98986747d4af91ec408dc226a8f2f%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638423088401521991%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=ZoPd7Ns162wnjL4OiGHdu0x3HfZV9kENqp2BsUH42mU%3D&reserved=0>

ACTION – OBJECTION on the grounds of over development. Although it is noted that the development appears to be in accordance with Neighbourhood Plan policy EC4.

24/00323/FUL 19 Orchard Road, Shifnal, TF11 8EX
Proposal: Single storey rear extension (Retrospective)
Applicant: Mr Polak
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%3DS7TZP7TDMZN00&data=05%7C02%7C%7C71e8d8ff60554c72f60b08dc233fa8de%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638424003647657780%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=PlyXiq7ptFfDc39YyvbXGQaNsdIuJ3phRzYNXoK4BFg%3D&reserved=0>

ACTION – NO COMMENT



Town Planning Decisions:-

23/04973/FUL: Knowle Bank Fam , Priorslee Road, Shifnal, Shropshire, TF11 9PG
Proposal: Erection of two storey front extension, single storey rear extension
and entrance wall and gates

Decision: Withdrawn

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

Decision: Grant Permission

ACTION - NOTED



Notification of a Planning Appeal – Hearing

24/03222/REF	Land East of Knowle Bank Farm, Priorslee Road, Shifnal
Planning Ref:	23/01556/FUL
Description:	Change of use of land to mixed use for stabling of horses and as a residential caravan site for two gypsy families, each with two caravans including no more than one static caravan/mobile home, laying of hardstanding and erection of two amenity buildings.
Appellant's name:	Mr S Broadley
Planning Inspector ref:	APP/L3245/W/23/3334142
Planning Inspector:	H Hockenhull BA (Hons) B.PI MRTPI
Appeal Start Date:	15 January 2024
Deadline for Representation:	19 February 2024
Hearing Date:	9 April 2024 at 10 am
Hearing Venue:	Ludlow Room, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

ACTION – OBJECTION. To endorse all previous comments on this application and add that comparisons to the Stanton Road site mentioned should not be considered as applicable, due to the temporary nature of the consent at that location.

