



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Monday 29th April 2024, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

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

In attendance: G. Bailey, Locum Town Clerk

P733/23 Fire Safety Announcement

Cllr J. Moore provided a fire safety announcement.

P734/23 Public Session

None present.

P735/23 Apologies received from Councillors

None.

P736/23 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

Cllr J Horne declared a non-pecuniary interest in item P742/23 as a resident of Haughton Road.

Cllr R Cox declared a non-pecuniary interest in planning application 24/01322/PSPPA as a resident of Wadlow Drive.

P737/23 Minutes of Previous Meetings

To CONFIRM the Minutes of the Planning Meeting held on 7th March 2024 with Chairman signature.

The minutes of the Planning meeting held on 7th March 2024 were APPROVED and SIGNED.

P738/23 To CONSIDER a verbal update on the Shropshire Local Plan

Cllr J Moore advised the committee that four documents had been updated and a further consultation is now open. Examination calendar | Shropshire Council. The consultation will close 11th June.

Cllr J Moore is still awaiting an initial response from Bruton Knowles. Cllr Tarran expressed surprise that there had been no public response to the inspectors queries.

Members discussed the timescale and process for responding to the consultation.

It was agreed that once the opinion from the consultant and from Tong PC are received that the committee meet to discuss and agree the response to the consultation.

It was agreed that it may be necessary to hold an extra-ordinary Council meeting in early June.

ACTION

- i) To CONSIDER invoice received from Bruton Knowles.

This invoice has been considered previously. Members are still waiting for information on the work which is covered by the invoice. The Locum Clerk was asked for follow this up.

ACTION

P739/23 To CONSIDER communication received regarding South Staffordshire Local Plan Review Regulation 19 Publication Plan Consultation running for 6 weeks from 18/04/2024 to 31/05/2024

Members did not consider they had enough information to comment on the South Staffordshire consultation. It was agreed to note its receipt.

NOTED

P740/23 To CONSIDER verbal update on matters raised with T. Darke, Shropshire Council from Cllrs R. Cox and T. Tarran

There was no feedback from this meeting. Cllr Tarran gave an update from a meeting with WSP:

- S106 works to Church Street, road restrictions are ready, waiting for Kier to schedule work.
- Bluebell underpass: informal talks are taking place with Network Rail. As additional streetlighting will be required public consultation is necessary. Paths will need to be adopted.
- A pedestrian link between Park St and St Andrews School is being considered.
- Old Smithfield tunnel: technical work has been done, waiting for Network Rail.
- Lawton Road and Lawton Road west: subject to public consultation regarding street lighting.

- Aston Road – will need traffic regulations to reduce parking.
- Curriers Lane – section 106 works cannot start until the very poor state of the road is addressed. This is not in the highways programme at present.
- Plans to widen Innage Road are in discussion due to SC officers concerns over loss of trees.

Cllr Horne advised that the policy on empty homes would be ending due to budget constraints.

Cllr Cox asked how much was in the s106 fund. Cllr Tarran believed it was in the region of £1.7 million, Cllr Tarran agreed to circulate details by email.

P741/23

To CONSIDER the Planning Applications received for the Town to 23rd April 2024

Having declared a non-pecuniary interest, Cllr Cox left the room during consideration of application number 24/01322/PSPPA .

Following consideration of the applications and notices report received to 23rd April 2024 the comments were NOTED and APPROVED.

- i) To CONSIDER the planning applications and notices received in the office to 29th April 2024

None received.

- ii) To NOTE communication received from Dr A. Wigley regarding building work commencing on The White Hart, High Street, Shifnal

NOTED

- iii) To CONSIDER communication received pertaining to Planning Application 24/00218/TEL

It was agreed that the Locum Town Clerk respond to explain that it is not possible for the Town Council to change the decision made by the planning authority.

ACTION

Members noted planning application

P742/23

To CONSIDER communication received from DBA Estates and request for letter of support for development on land at Haughton Road and provision of allotment site

Having declared a non-pecuniary interest; Cllr J Horne left the room.

Members discussed the communication from DBA Estates. Members raised a number of queries about the size of the plot being offered in relation to the original plan and how the land would be provided as it is not included in the outline planning permission.

Cllr Tarran agreed to circulate details of the original site allocation.

It was agreed that Cllr Cox and Cllr Tarran would set up a meeting with DBA Estates to determine how the proposal would work.

ACTION

Cllr J Horne returned to the meeting.

Cllr B Haddon left the meeting at 18.37

P743/23 To CONSIDER communication regarding current parking enforcements

Cllr Williamson updated the committee on progress. A meeting with the traffic officer has taken place without the participation of any representative from STC.

Cllr Williamson has not received a response to the letter on this matter from STC.

Cllr Williamson agreed to follow this up.

ACTION

P744/23 To CONSIDER communication received from Highways Department, Shropshire Council concerning resurfacing works planning in Shifnal between 24/06/2024 & 27/06/2024

Officer email in response to the request was issued on 24th April 2024 following consultation with committee members to confirm that Shifnal Town Council were not supportive of the road closure so close to the Carnival weekend and request for the works be rescheduled post event.

P745/23 To review and update outstanding actions from previous committee meetings

Members considered the outstanding actions list and agreed the following:-

- 770 – remove
- 773 - review June meeting
- 776 - complete
- 835 - remove – see minute P742/23
- 873 - agenda next meeting
- 908 - agenda next meeting
- 909 - remove
- 910 -- compete
- 911 - now under offer, remove from list

P746/23 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".

There were no matter containing exempt information to be discussed.

P747/23 Planning Matters to be considered

- i) To NOTE planning enforcement matters.
None.

The Chairman closed the meeting at 18:50 hrs.



TO: Planning Committee

23rd April 2024

Town Planning Applications:

24/01330/FUL The Limes, 25 Park Lane, Shifnal, TF11 9HD
Proposal: Extending (widening) the existing access along with lowering of existing curbs.
Applicant: Mr Timothy Page
Consultation Expiry: 06/05/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSB6CTTDDGU400&data=05%7C02%7C%7C3430a184284b4564ab3508dc5d7a18b8%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638488026175534832%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=z3%2BNBvwifAfJx0AYEJeipxW2vEjznfJ0m3xDRK5iqsA%3D&reserved=0>

ACTION – NO OBJECTION

PREAPM/24/00012 Victoria Works, Shifnal, Shropshire, TF11 8AQ
Proposal: Part Demolition of Existing Buildings, Conversion of Stone Building fronting Shrewsbury Road to 5 dwellings and Erection of 4 Semi Detached Houses along with Use of Shrewsbury Road Access with Parking and Garden Areas
Applicant: Shingler Homes (Hillcrest Works, Myddle, Shrewsbury, SY4 3SE)
Note: This application is no longer available for viewing. It may have been removed or restricted from public viewing.
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSBTTL2TD0CR00&data=05%7C02%7C%7C3430a184284b4564ab3508dc5d7a18b8%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638488026175546393%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=FpkDJX9rFvb462HRhV0APi7NQ9pl0CDucqN2%2FY1H3nM%3D&reserved=0>

PREAPPLICATION – NO ACTION

24/01322/PSPPA 63 Wadlow Drive, Shifnal, TF11 9QF
Proposal: Notification for Prior Approval under Part 14 Class J of the Town and Country Planning (General Permitted Development) Order 2015 for the installation of a single rectangular solar array comprising of 8 x 410KW
Applicant: Jan Coulson
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%3DSB4I4ETDGTI00&data=05%7C02%7C%7C77c2537bfc4744c6ea8608dc559e6ffa%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638479386164726045%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=u%2BeaBDCWveQHIEelBwZNRPBfRGNDq1bk52kplcaH87k%3D&reserved=0>

ACTION – NO OBJECTION

24/01373/TPO
Proposal: Thomas Beddoes Court, Wolverhampton Road, Shifnal, TF11 9AS
Reduce limb protruding towards neighbour by approx. 2m of 1no Oak (T29) protected by The Bridgnorth District Council (Park Farm, Shifnal) TPO 1980 (Ref: BR/TPO/32)

Applicant: Marie Patrick (11 Queensway, New Milton, Hampshire, BH25 5NR)

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%3DSBBUIJTDGWL00&data=05%7C02%7C%7C77c2537bfc4744c6ea8608dc559e6ffa%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638479386164734720%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=3eqHqF43oQ4Me%2BbmlGHCUJmTHOkYLF7dfCwqNiqzzz8%3D&reserved=0>

ACTION – NO OBJECTION PROVIDING THE TREE OFFICER IS SATISFIED THAT THE WORKS WOULD NOT ADVERSELY AFFECT THE TREE AND CHARACTER OF THE CONSERVATION AREA.

For Information Only

24/01249/CPL
Proposal: 12 Victoria Road, Shifnal, TF11 8AE
Application for a Lawful Development Certificate for the proposed erection of a side store

Applicant: Neil Bourne

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSAYYM4TDGP900&data=05%7C02%7C%7C37872eda97764661be7308dc5f899860%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638490292033558286%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=HdnF1%2BcbdSWwJIENSllxLuP9llc1pRTWmLyTekYrWug%3D&reserved=0>

Note: This is not a formal consultation and sent FOR INFORMATION ONLY.

Town Planning Decisions:-

24/00873/TPO	2 The Russells, Shrewsbury Road, Shifnal, TF11 8AP
Proposal:	To section fell 3no. Leylandii (T1-3) protected by the Salop County Council (Shifnal) Tree Preservation Order 1961 (BR/TPO/4)
Decision:	Grant Permission
24/00863/FUL	3 Drabble Close, Shifnal, TF11 9QN
Proposal:	Single storey rear extension
Decision:	Grant Permission
24/00816/LBC	Park House Hotel, Park Street, Shifnal, TF11 9BA
Proposal:	Increase in the canopy length as approved
Decision:	Grant Permission
23/05537/ADV	Park House Hotel, Park Street, Shifnal, TF11 9BA
Proposal:	Signage
Decision:	Grant Permission
24/00945/FUL	37 Broadway, Shifnal, TF11 8BB
Proposal:	Erection of double garage with workshop, gym and loft storage facilities following demolition of existing.
Decision:	Refuse
24/00715/FUL	Proposed Dwelling North East of Park Farm, Wolverhampton Road, Shifnal
Proposal:	Erection of one dwelling with detached double garage
Decision:	Grant Permission

Planning Appeal

23/03747/FUL	Christophers Restaurant, 8 Market Place, Shifnal
Proposal:	Change of use of 1st floor from storage to licensed restaurant and retention of Air Conditioning Unit
Appellant's Name:	Christopher's Shifnal Ltd
Appeal Reference:	24/03238/COND
Appeal Start Date:	11/03/2024
Decision:	Withdrawn