



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 5th September 2024, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: P. Williamson, D. Marriott, E. Moore, T. Tarran.

In attendance: D Reynolds, Town Clerk

In the absence of the Chairman, Cllr J. Horne, Members RESOLVED to ACCEPT Cllr P. Williamson as Chairman for this meeting.

APPROVED

P189/24 Fire Safety Announcement

Cllr P. Williamson provided a fire safety announcement.

P190/24 Public Session

Cllr T. Tarran raised a point of order on the procedure for the exclusion of press and public in the latter part of this meeting agenda.
Cllr P. Williamson related the contents of a NALC Legal Topic Note as provided by the Town Clerk. Cllr T. Tarran stated he was not in agreement with this but provided an alternative option to consider.
Cllr P. Williamson advised members to consider these comments at the relevant section of the meeting.

P191/24 Apologies received from Councillors

The following apologies were received and accepted.

Cllr J Horne – annual leave
Cllr B Haddon – prior commitment

P192/24 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

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

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

P193/24 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 9th July 2024 with Chairman signature.

The Minutes of the Planning meeting held on 9th July 2024 were APPROVED and SIGNED.

- ii) To NOTE that the meeting called for Thursday 1st August 2024 did not proceed due to inquorate declaration.

The NOTED document was CONFIRMED with the Chairman's signature.

P194/24 To CONSIDER a verbal update on the Shropshire Local Plan

- i) To CONSIDER verbal update from Cllr T. Tarran following the recent meeting with Tong Parish Council, Shifnal Matters 2021 and Bruton Knowles.

Members NOTED a verbal report from Cllr T. Tarran on the meeting held with Tong Parish Council and Shifnal Matters 2021. The ongoing support service provided by Bruton Knowles was considered by members.

Members RESOLVED to APPROVE Bruton Knowles preparing hearing statements for Matters 1 – 4, 21, 25 and 26. The costs of this not to exceed £5,000. (Town and Country Planning Act 1990, Budget Neighbourhood/Local Plan).

That the Committee also raise the following queries with Bruton Knowles for comment:-

- i) The inspectors have said that they need up-to-date data on Gypsies to enable further consideration to be given to Gypsy policies. Should not a similar view be taken on Duty to Cooperate housing and employment figures for the Black Country in view of the amendments to NPPF that came into force under the previous Government (and so constitute current national policy), that changed the Duty to Cooperate requirements and more importantly, that the Black Country authority upon which the figures and Statement of Common Ground were based no longer exist.

As with gypsies, is not this data now out of date and compromised and if the Inspectors want current data on gypsies, should not they be considering revised figures related to the current situation with regard to Black Country Councils? Is this something that we should be highlighting to the Inspectors?

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

- ii) What advice can you give on how the Council's objections to the release of Green Belt to Safeguarding Land in Shifnal, can be brought before the Inspectors in light of the recent email correspondence with the Programme Officer? Should we still raise this as part of our statements on Matters 2 and/or 21?
- iii) In view of the Inspectors comments that omission sites cannot be considered (unless presumably as part of the consideration of alternative sites when looking at Green Belt land releases), what do you think will be considered in Matter 21: the proposed housing sites are on existing Safeguarded Land and do not involve the loss of Green Belt so there are no alternative sites to be considered. The Town Council accepted the sites and as there is little other non-Green Belt land available for housing sites, there does not seem to be much leeway for debating housing sites.
- iv) Should we refer to Harrow Estates links with Redrow and housing (as set out on their website) in regard to Matter 26 and the employment site allocation for Shifnal.

That the Committee RECOMMEND to Council approval of Bruton Knowles to participate in the Local Plan hearings subject to clarifying with Bruton Knowles the need to attend Hearing into Matter 25 as any 5 year housing supply approved under the approved Plan is likely to be superseded by Government proposed changes in housing targets.

P195/24 To CONSIDER Place Plan Nomination Feedback

Members RESOLVED to NOTE the report provided by the Town Clerk and review the process again in due course.

P196/24 To CONSIDER verbal report from Cllr T. Tarran on S106 Funded Highways Projects

Cllr T. Tarran delivered a verbal report on the latest meetings held with Shropshire Council officers on these matters. Members were advised of changes in staffing and the closure of the Empty Homes Department. Meetings would continue but not as frequently and documents had been received giving updates on development adoptions.

Members RESOLVED to NOTE the report.

NOTED

P197/24 To CONSIDER the Planning Applications received for the Town

- i) To NOTE the planning applications and notices received in the office to 1st August 2024 and comments submitted to the Planning Authority by the Town Clerk using delegated powers following consultation with Members.

NOTED.

- ii) **To CONSIDER the planning applications and notices received to 30th August 2024.**

Following consideration of the applications and notices report received to 30th August 2024 the comments were NOTED and APPROVED.

- iii) **To CONSIDER the Planning Applications received into the office to 5th September 2024.**

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

P198/24 2025 / 2026 Precept

- i) To CONSIDER the 2025/2026 precept budget lines applicable to the Planning Committee.

Budget Line	Budget 2024/25	Spend to 29/08/2024
Advisory Services	£2,000	£314
Neighbourhood/Local Plan Review	£10,000	£1,725
Reserves	£29,145	

Members RESOLVED to instruct the RFO to include the same budget figures into the draft 2025/2026 precept budget and review again in the November committee meeting.

APPROVED

P199/24 To review and update outstanding actions from previous committee meetings

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

908 – Completed (Review in Early 2025)

991 – Completed

1002 – Completed (The Town Clerk to provide members with the revised wording from Shropshire Council officers when received.)

P200/24 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

Members RESOLVED to suspend Standing Order 13.4 to allow the following matters to be considered.

APPROVED

P201/24 To NOTE invitation to Cllr R. Cox to join for this section of the meeting in a non-voting capacity

Members RESOLVED to NOTE the invitation and Cllr R. Cox was asked to join the table.

NOTED

P202/24 To CONSIDER verbal update relating to Land at Watts Drive, Shifnal by Cllr R. Cox

Cllr R. Cox delivered a verbal update on the land at Watts Drive and an external communication was circulated for information.

Members RESOLVED to not respond formally as requested at this time until the legal position was clarified, at which point a letter of support could be reconsidered.

APPROVED

P203/24 Planning Matters to be considered

- i) To NOTE planning enforcement matters.

NOTED

The Chairman closed the meeting at 18.44 hrs



TO: Planning Committee

5th September 2024

Town Planning Applications:

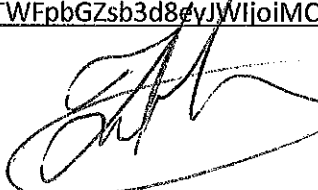
24/03011/FUL 47 Victoria Road, Shifnal, TF11 8AE
Proposal: Erection of single storey extension to rear elevation, installation of replacement windows to rear extension to include juliette balconies
Applicant: Mr D Brammer
Consultation Expiry: 05/09/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSHLRGBTDJIT00&data=05%7C02%7C%7C6d294ab228f9422d7c2b08dcbd0bb6de%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638593105497258422%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=Wevj%2FAaHNVBVKKB%2Bvqz1Vj56uvJLSUwCZXMDTxaaQoF%3D&reserved=0>

ACTION – NO OBJECTION

24/03106/FUL Stanton Lawns, Stanton Road, Shifnal TF11 8PF
Proposal: Erection of two storey rear extension
Applicant: Mr Kooner
Consultation Expiry: 12/09/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSHYQ6YTDJOE00&data=05%7C02%7C%7C785b66b832fd41bda71e08dcbdce8ab%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638593944193342431%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=yNY0WHAz2XqL5aW%2B%2B%2B%2F0%2B3RDz9S%2FgLSrVfN%2B9HwLBRk%3D&reserved=0>

ACTION – NO OBJECTION

24/03067/FUL 37 Broadway, Shifnal, TF11 8BB
Proposal: Demolition of existing blockwork garage and replacement with new double garage with workshop
Applicant: Mr and Mrs D Whitton
Consultation Expiry: 06/09/2024
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSHT6D5TDJM500&data=05%7C02%7C%7C88bfd0941dd74047165308dcbe217d2e%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638594298255245594%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=Wevj%2FAaHNVBVKKB%2Bvqz1Vj56uvJLSUwCZXMDTxaaQoF%3D&reserved=0>

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24/03291/FUL
Proposal:
internal reconfigurations
Applicant:
Consultation Expiry:
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSIW24FTDJZE00&data=05%7C02%7C%7Cb66a752f9863433747cc08dcc8399654%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638605397010924911%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAilCjQljoiv2luMzliLCJBtIl6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=wFLXebUtBclHuapMfA8m3sfp%2FnpjY43wrA29VX06ycuc%3D&reserved=0>



Town Planning Decisions:-

24/02200/LBC

Proposal:

Decision:

The Uplands, Wolverhampton Road, Shifnal, TF11 9HA

Change of use from C3 Dwellinghouse to Class E Offices

Withdrawn

24/02612/FUL

Proposal:

Decision:

Knowle Bank Farm, Priorslee Road, Shifnal, TF11 9PG

Erection of two storey front porch, single storey rear extension and internal alterations

Grant Permission

24/02521/FUL

Proposal:

Decision:

Lizard Mill Borehole Pumping Station (BPS), Lizard Lane, Tong, Shifnal, TF11 8QE

Installation of a wellhead kiosk

Grant Permission

24/02624/FUL

Proposal:

Decision:

49 Broadway, Shifnal, TF11 8BB

Loft conversion with new roof lights

Grant Permission

ACTION - NOTED

A handwritten signature in black ink, appearing to be 'J. H.', enclosed within a large, loopy oval stroke.