



SHIFNAL TOWN COUNCIL

Minutes of the Planning Committee Meeting
Held on Thursday 6th February 2025, commencing at 5.30 pm
At Shifnal Community Hub, Tudor Way, Shifnal, TF11 8DJ.

Present: Councillors: Cllr J. Horne, D. Marriott, T. Tarran, Cllr P. Williamson

In attendance: D. Reynolds, Town Clerk

P559/24 Fire Safety Announcement

Cllr J. Horne provided a fire safety announcement and welcomed members.

P560/24 Public Session

None present.

P561/24 Apologies received from Councillors

Cllr B. Haddon
Cllr E. Moore - Health

P562/24 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

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

P563/24 Minutes of Previous Meetings

- i) To CONFIRM the Minutes of the Planning Meeting held on 9th January 2025 with Chairman signature.

The Minutes of the Planning meeting held on 9th January 2025 were APPROVED and SIGNED.

P564/24

To CONSIDER a verbal update on the Shropshire Local Plan

- i) To CONSIDER verbal update on the Shropshire Local Plan

Members NOTED the written report submitted by Cllr T. Tarran. Cllr Tarran further updated that the latest decisions would be made by Shropshire Council cabinet on 12th February 2025. There were further impacts expected for the Shifnal area. The Chairman thanked Cllr Tarran for his attention in this matter.

NOTED

P565/24

To CONSIDER the Planning Applications received for the Town

- i) To NOTE the planning applications and notices received in the office to 31st January 2025.

NOTED.

- ii) To CONSIDER the planning applications and notices received to 6th February 2025.

Following consideration of the applications and notices report received to 6th February 2025 the comments were NOTED and APPROVED.

P566/24

To CONSIDER progress on S106 Funded Highways Projects

No further update available at this meeting.

The Town Clerk was asked to clarify the date of the next meeting with Shropshire Council representatives. (ACTION)

P567/24

To review and update outstanding actions from previous committee meetings

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

908 – Completed (Moved to Community Safety Committee)

1101 – Completed

1115 – Completed

1116 – Move to March 2025 following update meeting

P568/24

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".

Not Required

P569/24

Planning Matters to be considered

- i) To NOTE planning enforcement matters.

None

The Chairman closed the meeting at 17.50 hrs

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



TO: Planning Committee

6th February 2025

Town Planning Applications:

25/00078/TCA 8 Cornmill Gardens, Shifnal, TF11 8BG
Proposal: Fell 1no. Silver Birch within Shifnal (Broadway) Conservation Area
Applicant: Miss Alison Tudor
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%3DSPVPB1TD0GI00&data=05%7C02%7C%7C549eb329ab0e48ec269608dd31ad3544%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638721342173857967%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DweUKkPunTyaMczbphDL50YSqsJFdHWZnuh6wtWJAKY%3D&reserved=0>

ACTION – NO OBJECTION providing the Tree Officer satisfied that the works would not adversely affect the character of the conservation area.

25/00146/FUL Chalet Rear Of, Netherwood Residential Home, Haughton Road, Shifnal
Proposal: Erection of 4No dwellings with garaging and parking following removal of the existing dwelling, demolition and clearance of the existing commercial buildings and structures
Applicant: Messrs Khaira and Plant
Consultation Expiry: 11/02/2025
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSQ73KHTDMUI00&data=05%7C02%7C%7Cd1be6b01b87b42ca7c8308dd39f53c7b%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638730447769877375%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nKNIEpiGj7Jn92AkhEjzYZPcPEA3zFGt3rH0tHKtXwl%3D&reserved=0>

ACTION – OBJECTION due to over development and unsatisfactory access

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25/00239/ADV
Proposal: Barclays Bank Chambers, Market Place, Shifnal, TF11 9AU
Installation of three fascia signs and one projecting sign (all illuminated) and four window vinyls
Applicant: Specsavers
Consultation Expiry: 18/02/2025
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSQI7LFTDMZU00&data=05%7C02%7C%7C92a2af98cfa04cc37e7108dd3fb221e8%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638736756956464109%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjIwFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C%7C&sdata=QRWEXCtOEjFlvHI%2Fz6cTynwPq55hZD%2BP%2F5wDM1BU7o4%3D&reserved=0>

ACTION – OBJECTION contrary to policy EC2 of the Shifnal Neighbourhood Plan.

25/00238/FUL
Proposal: Barclays Bank Chambers, Market Place, Shifnal, TF11 9AU
Installation of four AC condenser units to side elevation
Applicant: Specsavers
Consultation Expiry: 18/02/2025
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSQI7LETDMZT00&data=05%7C02%7C%7Cea3688681a84e97364d08dd3fb31532%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638736760814776683%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjIwFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C%7C&sdata=V3ZCDR0rGQf21eL%2Fwpg%2Fd0LmqR9I4d%2BXbQIZ4RfeqWA%3D&reserved=0>

ACTION – NO OBJECTION

25/00265/PAAFC
Development Proposed: Proposed Commercial Barn Conversion to the North of, Coppice Green Lane, Shifnal
Prior approval application for the change of use of a grainstore and agricultural storage lean-to to B8 Storage Use Class
Applicant: Mr Henry Dakin
Consultation Expiry: 19/02/2025
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.shropshire.gov.uk%2Fonline-applications%2FapplicationDetails.do%3FactiveTab%3Dsummary%26keyVal%3DSQLWYWTDN1R00&data=05%7C02%7C%7Cb4e36892ecb04cdbe60b08dd406994a0%7Cea920648c1454cc38a600e14714435e9%7C0%7C0%7C638737544538518812%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjIwFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C%7C&sdata=RpzJXCLVeEtG4oWqEfhdckMTEOn2K05ci%2F%2FnHjteSLY%3D&reserved=0>

ACTION - NOTED



Town Planning Decisions:-

24/00278/FUL

Proposal:

Decision:

85 High Street, Shifnal, TF11 8BL

Erection of 3 no. detached 3 bed dwellings

Refuse

24/01419/FUL

Proposal:

Decision:

Evelith Mill Cottage, Kemberton, Shifnal, TF11 9LA

Conversion of outbuilding to dwelling including raising of roof, erection of a detached garage with accommodation above and associated external works

Refuse

24/04264/FUL

Proposal:

Decision:

North East of Park Farm, Wolverhampton Road, Shifnal

Erection of one dwelling with detached double garage

Grant Permission

24/04724/FUL

Proposal:

Decision:

6 Lizard Lane, Tong, Shifnal, TF11 8QE

Erection of stable block following demolition of existing outbuildings

Grant Permission

ACTION - NOTED

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