

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 11 November 2025

PRESENT

Councillors J Dean (Chairman), H Hancock-Davies, B Jephcott, A Mosley, K Pardy, J Tandy and D Vasmer.

IN ATTENDANCE

Helen Ball (Town Clerk), Clare Turner (Deputy Town Clerk) and Michelle Farmer (Committee Officer).

Also in attendance were Harpreet Rayet (Cornovii Managing Director), Tim Evans (Avison Young) and two further representatives.

APOLOGIES

Apologies were received from Councillor Daniels.

61/25 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
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62/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 October 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 October 2025 be approved and signed as a correct record.

63/25 MATTERS ARISING

63.1 Tree Applications

The Town Clerk reported that she had contacted Shropshire Council Tree Officers asking for advice on making decisions for tree applications following requests from members for advice. They confirmed that Conservation Area applications were either approved as per the notice or a TPO was made, so in this case they required a sufficient level of detail for the proposed work in order to be able to determine the notice, but they did not need to provide a reason, so for example if a crown reduction was specified they would need to know by how much the crown was to be reduced as a 1 metre reduction of branches would be acceptable where as a 4 metre reduction would not be, however, one of the key elements was that the tree had to merit a TPO because that was the only option if they wished to prevent the work. So, if the tree was a back garden specimen with low public amenity value, it didn't matter what they wanted to do to it as they couldn't reasonably protect it.

For a TPO application, the applicant didn't need to give reasons and in some cases justification for the work, but they could be less precise about what they wanted to do as they could use conditions to limit the work, so in the said example if they had an application to 'crown reduce' a tree they could grant it subject to a condition that only allowed for the lateral reduction of branches by 1 metre.

The Town Clerk commented that now the Planning meetings were every 4 weeks, some applications were being missed by Committee to make comment on. She had suggested delegated authority for Tree Applications including applications to fell as additional time would not be granted by Shropshire Council.

Councillor Dean suggested that the options available were to grant full delegated authority or revert planning meetings back to a 3-weekly cycle. Members preferred the delegation route. The Town Clerk would ensure a schedule of tree applications be presented to the Planning Committee.

RESOLVED:

That delegated authority be granted to the Town Clerk to respond to all tree applications.

Councillor Jephcott joined the meeting.

63.2 Additional Planning Meeting

The Town Clerk reminded Members that the Design Code/Planning Policy meeting date had been set for 12 November at Livesey House at 6.00pm. The agenda had been sent out to all Councillors to attend.

63.3 Planning Forum

The Town Clerk had been asked to contact the Forward Planning Manager at Shropshire Council to consider how a forum might be best used to help inform the Local Plan Process. She had contacted Edward West, and he agreed there was merit in having a group, but there was a need to ensure terms of reference to manage expectations.

Councillor Tandy said he would be unable to attend the meeting on 12 November due to other commitments, but he really wanted to hear about the Design Code and asked if another meeting could be arranged.

Councillor Dean suggested that as some councillors were unable to attend, those Shropshire Councillors could approach Edward West to see if they could arrange a separate session with him at Shropshire Council.

64/25 LAND NORTH AT WELSHPOOL ROAD

Representatives from Cornovii and Star Housing requested to join the meeting to discuss application 24/04563/FUL - the erection of Class C3 dwellings, means of access, landscaping, public open space and associated infrastructure, as this was now within the Town Council boundary.

Cornovii was established in 2019 to release Shropshire Council land assets and unlock difficult sites, delivering different types of tenures. They had done 140 properties to date, with all types of housing, providing a financial return to the council. The majority of their sites had been in Shrewsbury and the North of Shrewsbury.

They were presenting this evening a revised application for the proposed site. The original proposals had been considered by Shropshire Council pre-application team in February 2024, and the scheme had been revised following feedback. The scheme was then presented to Design Midlands and following this, revised again. The application was formally submitted in December 2024.

The proposed new housing was in a sustainable location within easy walking distance of a range of services and facilities. It would be divided into three areas consisting of 283 high-quality, detached, semi-detached and terraced family houses of a variety of sizes ranging from 2 to 4-bedroom dwellings, the majority of which would be two storeys in height. 30 one-bedroom maisonettes and apartments would also be made available with 57 affordable homes and apartments available. The proposal would incorporate a sensitively designed sustainable drainage systems (SuDS).

Councillor Tandy commented that the main entrance to this site was on Little Oxon Lane and that the junction couldn't take any further traffic onto Welshpool Road. It would be unsustainable to have housing here as the North West Relief Road was no longer going ahead. He also made the point about drainage proposed to Little Oxon Pool. This was already full and could not take on any further water as it would flood, so he asked where they would be placing the Suds.

The Town Clerk asked in regard to the North West Relief Road, did they still have to show it on the plans as a protected corridor and they confirmed that they did. The future of NWRR was still not 100% finalised, therefore Cornovii had requested to present the application based on its continuation.

Councillor Dean asked if they did have a 'back up' for when the decision about the NWRR was confirmed. Harpreet commented that there was work going on at Shropshire Council and that the Oxon Link Road could be an alternative, this having already been funded through developer contribution.

They confirmed the design could function without the NWRR. In regard to drainage this was a design that worked in and out of the NWRR world. There were other strategies available if this didn't go ahead and the drainage could be distributed throughout the development and drained to different catchments.

The representatives were thanked for their time and left the meeting.

RESOLVED:

That this application is brought back to the next meeting to look at the application in more detail before making a decision.

Councillor Vasmer joined the meeting.

65/25 HIGHWAYS ORDERS

There were no Tree Highways Orders for consideration

66/25 TREE PRESERVATION ORDERS

66.1 SC/00536/25 (Land at Wellspring Apostolic Church, Belle Vue, Shrewsbury) TPO 2025

The Town Clerk reported to Committee that the Shropshire Council (Land at Wellspring Apostolic Church, Belle Vue, Shrewsbury) TPO 2025 was confirmed with modifications on the 29 October 2025.

RESOLVED:

That the Shropshire Council (Land at Wellspring Apostolic Church, Belle Vue, Shrewsbury) TPO 2025 be noted.

66.2 SC/00561/25 (Land to the west of Calcott Lane, Bicton Heath, Shrewsbury) TPO 2025

The Town Clerk reported to Committee that the Notice and Provisional Order for the Shropshire Council (Land to the west of Calcott Lane, Bicton Heath, Shrewsbury) TPO 2025 (Ref: SC/00561/25) was created on the 5 November 2025.

RESOLVED:

That the Shropshire Council (Land at Wellspring Apostolic Church, Belle Vue, Shrewsbury) TPO 2025 be noted.

67/25 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration at this meeting.

68/25 PLANNING APPLICATIONS

68.1 Schedules of Planning Applications

The Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area, which had been registered between 4 October – 31 October 2025.

RESOLVED:

(i) **That the following comments be submitted to Shropshire Council:**

1	25/03995/FUL	10 Hexham Way Shrewsbury Shropshire SY2 6QX	Extensions to front and side, alterations and improvements to living accommodation including rendering work and patio area	No Objection
2	25/03965/FUL	16 Grafton Mews Shrewsbury Shropshire SY1 3PU	Internal alterations and change of use of part of unit to form a hot food takeaway.	No Objection
3	25/03945/FUL	61 The Mount Shrewsbury Shropshire SY3 8PL	Part demolition of existing garage, extension to garage to form double garage, works to garden walls and gates	No Objection
4	25/03943/FUL	61 The Mount Shrewsbury Shropshire SY3 8PL	Single storey rear extension	No Objection

5	25/03930/FUL	2 Vaughans Cottages Welshpool Road Bicton Heath Shrewsbury Shropshire SY3 5BQ	Erection of a rear dormer extension to form loft conversion	No Objection
6	25/03919/FUL	7 The Hawthorns Shrewsbury Shropshire SY3 7NA	Erection of single storey rear extension wrapping around the existing two-storey rear outrigger, following demolition of existing single- storey rear addition	No Objection
7	25/03917/FUL	19 Pengwern Road Shrewsbury Shropshire SY3 8JB	Single storey flat roof kitchen extension with bifold rear doors	No Objection
8	25/03895/FUL	Proposed Dwelling East Of the Brewery Longden Coleham Shrewsbury Shropshire	Erection of a detached dwelling and associated landscaping works.	Objection

The Town Council object to this application on the grounds of overdevelopment of the site. The proposed dwelling is too large and dominates the brewery site and nearby residential properties. The gap should be left as it is, this proposal is an inappropriate use of the space. The proposed design does not sit well with the existing brewery building.

9	25/03514/FUL	24 Burnham Avenue Shrewsbury Shropshire SY2 5LL	Erection of first floor rear extension	No Objection
10	25/04019/TPO	Land To The Rear Of Former Lord Hill Hotel Abbey Foregate Shrewsbury Shropshire SY2 6AX	Fell 1no Ash (T1) protected by The Shrewsbury Borough Council (Abbey Foregate 130-131) Tree Preservation Order 1971 (Ref: SA/58	No Objection
11	25/04018/TCA	Land To The Rear Of Former Lord Hill Hotel Abbey Foregate Shrewsbury Shropshire SY2 6AX	Fell 1no (T2-4) Sycamore within Shrewsbury Conservation Area	Objection

The Town Council object to this application. The rationale for works is based upon a tree report that does not recommend the works to be undertaken. This report should be reviewed with appropriate justification for removal quantified.

12	25/03893/FUL	6 Ellis Green Shrewsbury Shropshire SY2 5HP	Two-storey side extension following demolition of garage	No Objection
13	25/03702/TCA	Shrewsbury High School 28 - 32 Town Walls Shrewsbury Shropshire SY1 1TN	Prune back off building to clear up to 2m of group of Birch (T1G), fell 1no Lime (T2) & re-pollard 2no Lime (T3&T4) within Shrewsbury Conservation Area	No Objection
14	25/03860/FUL	53 Ashfields Road Shrewsbury Shropshire SY1 3SD	Erection of a single-storey side and rear extension following the demolition of existing garage	No Objection
15	25/03845/FUL	2 Robertsford Cottages Preston Street Shrewsbury Shropshire SY2 5PW	Proposed Extension	No Objection
16	25/03937/TCA	9 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	To pollard to a height of approx. 20 feet 1no. Ash (T1) within Shrewsbury Conservation Area	No Objection
17	25/03171/FUL	76 St Michaels Street Shrewsbury Shropshire SY1 2HA	Installation of 2No. replacement timber sash windows to the front elevation, 1No. timber conservation window on the rear elevation and 1No. hardwood timber front door	Objection

The Town Council object to this application as the use of materials neither preserves nor enhances the Conservation Area. Notwithstanding the fact this area is not within an Article 4 Direction setting, the fact this row of terracing lies on a principle route within the Conservation Area, should accord with the need to have like for like replacements.

18	25/03170/FUL	77 St Michaels Street Shrewsbury Shropshire SY1 2HA	Installation of 2No. replacement timber sash windows to the front elevation, 1No. hardwood timber front door and 1No conservation window on the rear elevation	Objection
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The Town Council object to this application as the use of materials neither preserves nor enhances the Conservation Area. Notwithstanding the fact this area is not within an Article 4 Direction setting, the fact this row of terracing lies on a principle route within the Conservation Area, should accord with the need to have like for like replacements.

19	25/03867/TCA	Union Wharf House St Marys Water Lane Shrewsbury Shropshire SY1 2BX	Lift crown by 3m, reduce longest limb over garage by 4m and reduce height by 1-2m of 1no. Birch (T1.01), cut back low branches by 2m from 1no. Pyracantha (T1.02), fell 1no. Cypress (T1.03), reduce crown by approx. 2m and crown lift on the path side of the tree by 2m 1no. Norway Maple (T1.04) and reduce by 2-3m top and side stem and reduce branches overhanging path by 2m from 1no. Ash (T1.05) within Shrewsbury Conservation Area	No Objection
20	25/03836/TCA	75 North Street Shrewsbury Shropshire SY1 2JH	Fell 1no. Cherry tree within Shrewsbury Conservation Area	No Objection

Whilst the Town Council do not object to this application, they do request that a replacement tree is planted elsewhere on site.

21	25/03804/TPO	Fairhill 25 Roman Road Shrewsbury Shropshire SY3 9AR	Fell 1no. Beech (T2) and crown reduce by 2-3 metres away from building and over driveway 1no. Horse Chestnut (T1) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	No Objection
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Whilst the Town Council do not object to this application, they do request that a suitable replacement tree for the Beech is planted elsewhere on site.

22	25/03826/FUL	36 Tilstock Crescent Shrewsbury Shropshire SY2 6HJ	Proposed material change to the existing property and rear dormer window and to the existing roofline	No Objection
23	25/03364/FUL	Ideal Home Bicton Heath House Knowsley Drive Bicton Heath Shrewsbury Shropshire SY3 5DH	Proposed replacement care home rear wing following demolition of existing care home rear wing	Objection

The Town Council object to this application as the proposal has an overbearing presence. The site appears to be growing in stages and heading for overdevelopment of the site. Members question the level of parking available on the site and has concerns this would lead to on-street parking, affecting local residents. The car park should be made larger to accommodate the number of staff

and visitors. In the event the Planning Authority is minded to approve this application, a Construction Method Statement should be produced to monitor the noise level, dust and heavy goods traffic to ensure that disruption to local residents is kept to a minimum.

24	25/03742/FUL	81 Oakfield Road Shrewsbury Shropshire SY3 8AL	Single storey rear extension, first floor side extension and alterations	No Objection
25	25/03762/FUL	125 Wenlock Road Shrewsbury Shropshire SY2 6JX	Erection of single storey extension to side and rear (demolition of existing garage and outbuildings)	No Objection
26	25/03739/TCA	5 Belle Vue Gardens Shrewsbury Shropshire SY3 7JF	Reduce crown by max. 2m all over of 1no. Sugar Maple (T1) and fell 1no. Dawn Redwood (T2) within Belle Vue Conservation Area	No Objection
27	25/03738/TCA	21 Oak Street Shrewsbury Shropshire SY3 7RQ	Fell 1no. Prunus (T1) and reduce crown all over by max. 2m and raise crown by approx. 2m of 1no. Birch (T2) within Belle Vue Conservation Area	Permission Granted by Shropshire Council prior to the meeting
28	25/03737/TPO	46 Berwick Road Shrewsbury Shropshire SY1 2NA	Selectively prune branches by max. 2m and remove hazardous branches and deadwood (as per schedule) from 1no. Sequoia protected by The Borough of Shrewsbury (Berwick Mount) Tree Preservation Order 1967 (SA/24)	No Objection
29	25/03735/TCA	4 Coton Hill Shrewsbury Shropshire SY1 3DZ	Fell 1no Acer & 1no Conifer within Shrewsbury Conservation Area	Objection

The Town Council object to the felling of the Acer tree in a prominent position within the street scene as no reasons have been provided for the felling. Members request that the Shropshire Council Tree Officer visits the site and considers measures to protect this tree from felling.

30	25/03724/TCA	7 Bryn Road Shrewsbury Shropshire SY3 8PQ	Fell 1no Ash within Shrewsbury Conservation Area	Permission Granted by Shropshire Council prior to the meeting
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31	25/03653/FUL	20 Kennedy Road Shrewsbury Shropshire SY3 7AB	Proposed side, rear and basement extensions and refurbishment of existing house	Objection
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The Town Council object to this application as the following grounds:

1. Heritage, Character & Design

Both policies CS6 and MD2 require developments to respect local distinctiveness, achieve a high-quality design and protect the character and appearance of the place. These two houses have to be considered together in terms of that distinctiveness. The proposals significantly affect the style of both properties.

2. Neighbouring Amenity

Both policies CS6 and MD2 require developments to respect residential amenity. The massing of the extension could materially have an adverse effect on neighbouring properties. Members also question the potential effect on neighbouring properties of excavation of the basement so close to their boundaries.

3. Conservation Area

Members believe this proposal neither protects nor enhances the Conservation Area.

32	25/03788/TCA	1A Tankerville Street Shrewsbury Shropshire SY2 5DJ	Remove the lowest branches back to the main stem to a height of approx. 5-6m and then reduce the next lowest branches by around 1m of 1no Giant Redwood within Shrewsbury Conservation Area	Permission Granted by Shropshire Council prior to the meeting
33	25/03722/TPO	22 Alan Gutridge Drive Shrewsbury Shropshire SY3 9BG	Reduce side extending towards property by approx. 1-2m & remove deadwood and rubbing branches of 1no Oak (T1) protected by the Shrewsbury & Atcham Borough Council (Rylands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection

Councillor Mosley left the meeting.

34	25/03701/TPO	1 Rylands Shrewsbury Shropshire SY3 9BZ	Reduce crown by 2-3metres to previous pruning points & remove major deadwood and low epicormic growth of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Rylands,	No Objection
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			Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	
35	25/03700/TCA	28 Bynner Street Shrewsbury Shropshire SY3 7NZ	Reduce by maximum 2m 1no. Walnut (T1) within Belle Vue Conservation Area	Permission Granted by Shropshire Council prior to the meeting
36	25/03680/FUL	Millmead Sutton Road Shrewsbury Shropshire	Conversion of the existing basement into a one- bedroom apartment and the demolition of an existing apartment/extension and the construction of a block of 4no. one-bedroom apartments with associated landscaping	Representation

Whilst the Town Council do not object to this application per se, Members do feel the juxtaposition of a modern “Mock Georgian” extension with a traditional Victorian design does not work architecturally or aesthetically and request that the design is revisited.

37	25/03767/TCA	37 Wenlock Road Shrewsbury Shropshire SY2 6JR	Fell 1no. Laburnum within Shrewsbury Conservation Area	Permission Granted by Shropshire Council prior to the meeting
38	25/03675/TPO	236 Monkmoor Road Shrewsbury Shropshire SY2 5SP	Reduce by 40 percent and remove deadwood from lower crowns 2no. Lime trees (T1&T2) protected by the SABC (236 Monkmoor Road) Tree Preservation Order 2002 (SA/365)	Objection

The Town Council object to this application as 40% appears excessive for the size of the tree. Members respectfully request that the SC Tree Officer visits the site.

39	25/03674/TCA	1 Montague Place Shrewsbury Shropshire SY3 7NF	Reduce crowns back to the original pruning cuts (approx. 6ft) of 2no. Beech trees within Belle Vue Conservation Area	Permission Granted by Shropshire Council prior to the meeting
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40	25/03671/FUL	Proposed Residential Development South Of Old Heath Shrewsbury Shropshire	Erection of pair of semi-detached dwellings with associated amenity space and parking	Objection
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The Town Council recognises that this site is a difficult site to develop due to its location within a very complex road network. Members do not believe the ability to access/egress the site can be achieved safely. Members are also aware of significant drainage infrastructure on this site from past applications and the attempt to shoehorn two dwellings on to the site results in overdevelopment of the site.

41	25/03665/FUL	Monkmoor Trading Estate Monkmoor Road Shrewsbury Shropshire	Proposed erection of external security (palisade) fencing	Representation
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Whilst the Town Council do not object to the erection of security fencing, Members do fully support the comments of the Highways Officer around the need to ensure visibility splays for vehicles entering and egressing adjoining accesses. This fencing needs to be stepped back from its proposed location.

42	25/03657/TPO	Land North Of 7 Glamis Shrewsbury Shropshire	Reduction of 1no. Oak (T001) (as per schedule) protected by the Shropshire Council (Land off Glamis, Shrewsbury) TPO 2022 (SC/00489/22)	No Objection
43	25/03656/TCA	109 The Mount Shrewsbury Shropshire SY3 8PH	Reduce to fence height 1no. Yew (T1) and fell 1no. Beech (T2) and 1no. Holly (T3) within Shrewsbury Conservation Area	No Objection
44	25/03655/TPO	The Monklands 158 Abbey Foregate Shrewsbury Shropshire SY2 6AP	Reduce over-extended branches by 1-2m of 1no. Lime (T1), crown reduce over-extended branches by around 2-3m of 1no. London Plane (T2) and crown reduce by 2-3m 1no. Sycamore (T4) protected by the Shropshire Council (Land at the Monklands, Shrewsbury) TPO 2012 (SC/00115/12)	No Objection

45	25/03626/FUL	Morrisons Whitchurch Road Shrewsbury Shropshire SY1 4DL	Installation of a water filling station in existing car park	No Objection
46	25/03408/FUL	4 Kemps Eye Avenue Shrewsbury Shropshire SY3 7QW	Single storey rear extension	No Objection

68.2 Schedule of Planning Decisions

The Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 4 October – 31 October 2025

RESOLVED:

That the variance of planning decisions between the period 4 October – 31 October 2025 be noted.