

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 10 February 2026

PRESENT

Councillors J Dean (Chairman), J Daniels, B Jephcott, A Mosley, K Pardy, J Tandy and D Vasmer.

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer).

APOLOGIES

Apologies were received from Councillor Hanock-Davies.

88/25 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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89/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 13 January 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 13 January 2026 be approved and signed as a correct record.

90/25 MATTERS ARISING

There were no Matters Arising for consideration

91/25 HIGHWAYS ORDERS

There were no Highways Orders for consideration

92/25 TREE PRESERVATION ORDERS

There were no Highways Orders for consideration

93/25 PREMISES LICENCE APPLICATIONS

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

94/25 PLANNING APPLICATIONS

94 .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 6 January – 30 January 2026.

RESOLVED:

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

1.	26/00161/LBC	8 Belmont Shrewsbury Shropshire SY1 1TE	Internal refurbishment of the existing and adjoining annex	No Objection
2.	26/00113/FUL	55 Longden Road Shrewsbury Shropshire SY3 7HU	Operation of a small home- based nursery (childcare on domestic premises) for up to 8 children	No Objection
3.	26/00128/LBC	17 Wyle Cop Shrewsbury Shropshire SY1 1XB	Conversion of existing retail and storage accommodation over 3 floors to provide retail to ground and basement levels and 4 self-contained apartments to the upper floors with access via a new door at street level	No Objection
4.	26/00127/FUL	17 Wyle Cop Shrewsbury Shropshire SY1 1XB	Conversion of existing retail and storage accommodation over 3 floors to provide retail to ground and basement levels and 4 self-contained apartments to the upper floors with access via a new door at street level	No Objection

5.	26/00119/LBC	3 Mardol Shrewsbury Shropshire SY1 1PY	Alterations to shopfront and internal alterations to proposed First Floor Flat.	No Objection
6.	25/04878/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Erection of a generator compound at the Radiotherapy Department	No Objection
7.	26/00103/FUL	70 Mytton Oak Road Shrewsbury Shropshire SY3 8UH	Erection of single-storey dwelling and formation of vehicular access	No Objection
8.	26/00095/LBC	5 And 6 Milk Street Shrewsbury Shropshire SY1 1SZ	Change of use from one original property and ancillary storage to 3no residential properties with associated repairs and refurbishment	No Objection
9.	26/00094/FUL	5 And 6 Milk Street Shrewsbury Shropshire SY1 1SZ	Change of use from one original property and ancillary storage to 3no residential properties with associated repairs and refurbishment	No Objection
10.	26/00087/FUL	3 Chestnut Close Shrewsbury Shropshire SY3 8UJ	Two storey side extension, new entrance porch and detached garage	No Objection
11.	26/00081/FUL	7 Greenhill Avenue Shrewsbury Shropshire SY3 8NR	Erection of rear extension, first floor side extension, replacement windows, external insulation and balcony	No Objection

Councillor Vasmer joined the meeting

12.	26/00059/FUL	93 The Mount Shrewsbury Shropshire SY3 8PH	Erection of detached workshop/gym with hobby room over following demolition of existing prefabricated garage/store	Representation
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Whilst the Town Council does not object to the principle of the application, Members do fully endorse the comments of the Conservation Officer around the revision of the design, scale and height of the proposal to ensure it would not harm the character and appearance of the Conservation Area.

13.	26/00060/FUL	Sunnybank 1A Westwood Drive Shrewsbury Shropshire SY3 8YB	Erection of bike storage shed in rear garden	No Objection
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14.	26/00015/LBC	Terry Jones Solicitors And Advocates Abbey House Abbey Foregate Shrewsbury Shropshire SY2 6BH	Construction of 2no. two-bedroom bungalows and an apartment block containing 2no. one-bedroom apartments and 2no. two-bedroom duplexes and associated landscaping	Objection
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The Town Council object to this application on the grounds of overdevelopment. The proposed bungalows are considered inappropriate within this Conservation Area setting and in such close proximity to Abbey House, such a prominent building in this vicinity. The proposals do not reflect Shrewsbury's character and heritage and do nothing to preserve and enhance the Conservation Area. This proposal would also increase the number of vehicles parking in an already congested area. Members fully endorse the comments of the Conservation Officer that further detail is required from the Heritage Statement provided.

15.	26/00014/FUL	Terry Jones Solicitors And Advocates Abbey House Abbey Foregate Shrewsbury Shropshire SY2 6BH	Construction of 2no. two-bedroom bungalows and an apartment block containing 2no. one-bedroom apartments and 2no. two-bedroom duplexes and associated landscaping	Objection
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The Town Council object to this application on the grounds of overdevelopment. The proposed bungalows are considered inappropriate within this Conservation Area setting and in such close proximity to Abbey House, such a prominent building in this vicinity. The proposals do not reflect Shrewsbury's character and heritage and do nothing to preserve and enhance the Conservation Area. This proposal would also increase the number of vehicles parking in an already congested area. Members fully endorse the comments of the Conservation Officer that further detail is required from the Heritage Statement provided.

16.	25/04875/OUT	Proposed Residential Development To The North Of New Pulley Lane Bayston Hill Shrewsbury Shropshire	Outline planning application with all matters reserved (except for principal means of access), for development of up to 210 residential dwellings (Use Class C3) with associated open space, landscaping and other associated works including infrastructure, earthworks and drainage	Objection
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Shrewsbury Town Council objects to the above outline planning application. The Council considers that the proposal represents an unsustainable and speculative form of development which would cause significant and demonstrable harm to the green Belt, the spatial strategy for Shrewsbury and Bayston Hill, and to important environmental assets, including the Rea Brook Green Corridor.

The objection is grounded in the National Planning Policy Framework (NPPF), the adopted Shropshire Core Strategy and SAMDev Plan, and established planning principles governing decision-making in the absence of an up-to-date Local Plan or a confirmed five-year housing land supply.

1. Principle of Development and the Plan-Led System

The NPPF is clear that the planning system should be plan-led (paragraph 15), with development decisions made in accordance with adopted policies unless material considerations indicate otherwise.

This application is a speculative proposal brought forward in the context of:

- The withdrawal of the emerging Shropshire Local Plan; and
- The local planning authority's difficulty in demonstrating a five-year housing land supply.

While the Town Council recognises that this situation may engage the “tilted balance” under paragraph 11(d) of the NPPF, this does not justify unplanned, ad-hoc development in locations which conflict with long-standing spatial, environmental and sustainability objectives. Housing delivery alone does not equate to sustainable development.

Granting permission would undermine confidence in the plan-making process and prejudice the proper planning of Shrewsbury and its surrounding settlements.

2. Green Belt Harm and Settlement Separation

The application site lies within land that performs a critical Green Belt function, maintaining the open character and physical separation between Shrewsbury and Bayston Hill.

The proposal conflicts with the fundamental purposes of the Green Belt as set out in the NPPF, including:

- Preventing the merging of neighbouring settlements;
- Safeguarding the countryside from encroachment; and
- Preserving the setting and special character of historic towns.

The development would significantly erode the remaining open gap between Shrewsbury and Bayston Hill and would set a harmful precedent for further incremental encroachment.

No very special circumstances have been demonstrated that would clearly outweigh the definitional and spatial harm to the Green Belt, as required by national policy. As such, the proposal constitutes inappropriate development in principle.

3. Development Outside the Defined Development Boundary

Under the adopted Core Strategy and SAMDev Plan, development outside defined settlement boundaries is subject to strict control.

The application site lies outside the established development boundary and is not allocated for housing in the adopted development plan. The proposal therefore conflicts with the settlement framework and represents an unplanned extension of the urban area.

The Town Council is concerned that approval would weaken the effectiveness of development boundaries as a policy tool and encourage further speculative proposals in similarly sensitive locations.

4. Conflict with the Spatial Strategy for Shrewsbury and Bayston Hill

The adopted spatial strategy directs growth to Shrewsbury as the principal centre in a coordinated and planned manner, while maintaining the identity of surrounding settlements such as Bayston Hill.

This proposal would blur the distinction between the two settlements, undermining their separate identities and conflicting with the strategic objective of managing growth without coalescence.

5. Unsustainable Location and Reliance on the Private Car

The NPPF seeks to promote sustainable patterns of development that reduce the need to travel and prioritise walking, cycling and public transport.

Despite its proximity to Bayston Hill, the site remains heavily reliant on the private car for access to employment, education, healthcare and higher-order services in Shrewsbury. Public transport provision is limited and there is insufficient evidence that the proposal would achieve a meaningful shift away from car-based travel.

The development would therefore conflict with national and local transport policy and exacerbate existing congestion on the local highway network, particularly when considered cumulatively with other development in the area.

6. Impact on the Rea Brook Green Corridor

The Rea Brook and its associated green corridor represent a vital element of Shrewsbury's green infrastructure network, providing ecological connectivity, recreational value and landscape character.

The proximity and scale of the proposed development raise significant concerns regarding:

- Habitat disturbance and fragmentation;
- Increased recreational pressure;
- Light, noise and visual intrusion; and
- Long-term degradation of the corridor's function.

At outline stage, insufficient information has been provided to demonstrate that these impacts can be satisfactorily avoided or mitigated.

7. Flood Risk, Drainage and Climate Change

The site lies within the Rea Brook catchment, an area known to experience surface water and fluvial flooding.

The NPPF requires development to be directed away from areas at risk of flooding through application of the Sequential Test, and to ensure that development does not increase flood risk elsewhere.

The outline nature of the application means that there is a lack of certainty regarding:

- The effectiveness of proposed drainage measures;
- The long-term management of surface water; and
- The cumulative impact of development on downstream flood risk.

The Town Council is not satisfied that flood risk has been adequately addressed at this stage, particularly in the context of climate change.

8. Landscape Character and Visual Impact

The site contributes to the open landscape setting on the southern edge of Shrewsbury and to views across the Green Belt.

The scale of development proposed would result in a permanent and harmful change to landscape character and visual amenity. This harm cannot be fully assessed or mitigated at outline stage and would conflict with policies requiring high-quality, context-sensitive design.

9. Five-Year Housing Land Supply and Planning Balance

The Town Council acknowledges that the local planning authority may currently be unable to demonstrate a five-year supply of deliverable housing land. However:

- This does not disapply Green Belt policy or other restrictive policies;
- The tilted balance does not equate to a presumption in favour of development at any cost; and
- The adverse impacts of this proposal would significantly and demonstrably outweigh the benefits.

Footnote 7 of the NPPF confirms that policies relating to the Green Belt and flood risk remain decisive considerations.

10. Precedent and Cumulative Impact

Approval of this application would set a damaging precedent for further speculative development along the southern edge of Shrewsbury, leading to incremental erosion of the Green Belt and the gradual coalescence of settlements, contrary to long-established planning objectives.

For the reasons set out above, Shrewsbury Town Council strongly urges Shropshire Council to refuse planning permission for application 25/04875/OUT.

The proposal represents inappropriate and speculative development which conflicts with national and local planning policy, undermines the plan-led system, and would cause lasting harm to the Green Belt, sustainability objectives, landscape character, green infrastructure and flood resilience.

17.	25/04872/FUL	11 Old Rose Drive Shrewsbury Shropshire SY2 6FJ	Erection of single storey rear extension, two-storey side extension and erection of a part new part replacement boundary wall (part retrospective)	No Objection
18.	25/04879/VAR	24 Vane Road Shrewsbury Shropshire SY3 7HB	Variation of Condition No.2 (approved plans) attached to planning permission 18/04752/FUL to allow for an amended design	No Objection
19.	25/04797/FUL	17A Kennedy Road Shrewsbury Shropshire SY3 7AB	Alterations to existing 2No. gateways to include increasing width of opening by rebuilding 1No. brick pier to each gateway	No Objection
20.	25/04900/FUL	7 Washford Road Shrewsbury Shropshire SY3 9HR	porch, rear infill extension	No Objection
21.	25/04851/FUL	Bowbrook Primary School Keystone Academy Squinter Pip Way Shrewsbury Shropshire SY5 8PY	Erection of single storey extension to provide 2no additional classrooms	No Objection
22.	25/04847/FUL	8 Whitemeadow Close Shrewsbury Shropshire SY1 3SU	Two storey side extension and single storey rear extension	No Objection
23.	25/04834/FUL	18 Woodfield Road Shrewsbury Shropshire SY3 8HZ	Extension to first floor over existing single storey structure alongside conversion of a ground floor workshop, installation of proposed privacy screens to the side boundary	No Objection
24.	25/04821/LBC	Shropshire Trophy And Bowling Centre 6 Milk Street Shrewsbury Shropshire SY1 1SZ	Refurbishment of existing retail unit to ground floor to provide fabric update to original property	No Objection

25.	25/04801/LBC	18 Belmont Shrewsbury Shropshire SY1 1TE	Installation of replacement window to front elevation	No Objection
26.	25/04818/FUL	27 Kennedy Road Shrewsbury Shropshire SY3 7AB	Alterations and extensions	Objection

The Town Council objects to this application on the grounds of overdevelopment. The proposals do not appear to be a refurbishment but a renewal. Whilst the design types on this road are very different, the materials and form have a complementary feel. This proposed design conflicts with existing properties, leaving a prominence in the street scene, which will neither preserve nor enhance the Conservation Area. Members fully endorse the comment made by the Conservation Officer.

27.	25/04770/FUL	55 Wenlock Road Shrewsbury Shropshire SY2 6JR	Erection of first floor extension over kitchen	No Objection
28.	25/04806/LBC	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	The replacement of the internal ATMs	No Objection
29.	25/04737/FUL	22 Armoury Gardens Shrewsbury Shropshire SY2 6PJ	Erection of First Floor Rear Extension	Permission granted by Shropshire Council prior to the meeting
30.	25/04731/FUL	Bobbys Tacos 25 The Parade St Marys Place Shrewsbury Shropshire SY1 1DL	Erection of an external structure to provide seating in association with the consumption of food and drink, (Use Class E(b)) (Part Retrospective)	Permission granted by Shropshire Council prior to the meeting

94.2 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 6 January – 30 January 2026

RESOLVED:

That the variance of planning decisions between the period 6 January – 30 January 2026 be noted.

94.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 6 January – 30 January 2026

RESOLVED:**That the following comments be submitted to Shropshire Council:**

1.	25/04893/TPO	30 Easthope Way Shrewsbury Shropshire SY2 6JG	Fell 1no. Ash protected by the Shropshire Council (Land at Weeping Cross, South Of Oteley Road) TPO 2016 (SC/00265/16)	Objection
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The Town Council object to this application as there is no detailed evidence, no photographs and no report. Not enough information has been provided. There is also no mention of replanting.

2.	25/00075/TCA	9 Pengrove Shrewsbury Shropshire SY3 7LE	Reduce crown by 10 percent and remove major deadwood from 1no. Lime tree protected by the Shrewsbury & Atcham Borough Council (The Maltings, Kingsland Road) Tree Preservation Order 1976 (SA/76)	No Objection
3.	26/00012/TCA	47 Oakley Street Shrewsbury Shropshire SY3 7JX	Fell 1no Birch within Belle Vue Conservation Area	No Objection
4.	26/00018/TCA	9 Sutton Road Shrewsbury Shropshire SY2 6DE	Fell 1no Maple within Shrewsbury Conservation Area	No Objection

Whilst the Town Council do not object to this application could there be a replanting of a small tree.

5.	26/00084/TCA	Millingtons Almshouses Copthorne Road Shrewsbury Shropshire SY3 8JW	Reduce height to 3m and lift crown by 4ft of 1no. Yew (T014) within Shrewsbury Conservation Area	No Objection
6.	26/00163/TPO	6 Milnthorpe Close Shrewsbury Shropshire SY3 9QP	Crown reduction by 25- 30% (See Photos) of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	Representation

From the photographs and the reduction line provided, it would appear that the crown reduction proposed of 25-30% may indeed be as much as 40-60% with no detail of the length of this reduction. There is no objection to the reduction of the three indicated limbs to a suitable growing point, but the remaining crown reduction may seem excessive.

7.	26/00166/TPO	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	Pollard 1no Cedar of Lebanon (T74) protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (Ref: SC/00479/21	Objection
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The Town Council object to this application as no measurements have been provided and no tree report provided. It would appear from the application form the applicant is asking Shropshire Council to recommend the works. Cedar of Lebanon trees do not respond well to pollarding.

8.	26/00278/TCA	Land At Summers Gardens Belle Vue Road Shrewsbury Shropshire SY3 7NS	Fell 1no. Ash within Belle Vue Conservation Area	No Objection
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