

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 14 April 2026

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor Mosley.

103/25 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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104/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 10 March 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 10 March 2026 be approved and signed as a correct record.

105/25 MATTERS ARISING

There were no Matters Arising for consideration

106/25 HIGHWAYS ORDERS

There were no Highways Orders for consideration

107/25 TREE PRESERVATION ORDERS

107.1 SC/00577/26 (53 Porthill Road, Shrewsbury) TPO 2026

Shropshire Council informed the Town Council that a TPO had been put in place at 53 Porthill Road on 10 March 2026. It was asked if members would like to make any objections, support or other comments to the Order.

RESOLVED:

That the Town Council supports and welcomes the Tree Preservation Order and raises no further comments.

108/25 PREMISES LICENCE APPLICATIONS

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

109/25 PLANNING APPLICATIONS

109.1 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 27 February – 1 April 2026.

RESOLVED:

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

1.	26/01145/FUL	19 Highfields Shrewsbury Shropshire SY2 5PQ	Demolition of existing carport and garage, erection of two-storey side extension and single storey rear extension, replace cladding to front elevation.	No Objection
2.	26/01142/FUL	Sovereign House St Michaels Street Shrewsbury Shropshire	Construction of an additional 2-bedroom apartment as a vertical extension to the existing building and the reconfiguration of the front landscaping to provide two additional parking spaces	No Objection

3.	26/01141/FUL	Unit 9 Sweetlake Business Village Shrewsbury Shropshire SY3 9EW	Erection of single storey side extension to existing building	No Objection
4.	26/01106/FUL	107 Underdale Road Shrewsbury Shropshire SY2 5EG	Partial demolition and re-roofing of lower ground garden room to form store, new lower ground garden room extension and roof terrace with balustrade and garden stairs (amendments to 24/00954/FUL)	No Objection
5.	26/01053/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Relocation and re-erection of the existing two- storey SDEC Modular building	No Objection

Councillor Tandy joined the meeting

6.	26/01113/FUL	8 Rowley Court Shrewsbury Shropshire SY2 6ET	Proposed single storey rear extension	No Objection
7.	26/01077/FUL	22 Sandiway Shrewsbury Shropshire SY3 9BN	Loft conversion, new french, folding and rear exterior doors, internal alterations and dropped kerb	No Objection
8.	26/01003/FUL	13 Aysgarth Road Shrewsbury Shropshire SY3 8TW	Demolition of existing garage and erection of a single storey side extension	No Objection
9.	26/01047/FUL	58 Drapers Rise Shrewsbury Shropshire SY3 9FN	Single storey rear extension	No Objection
10.	26/00966/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Construction of a new VIE compound.	No Objection
11.	26/00845/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Installation of new High Voltage (HV) Substation to house High Voltage (HV) switchgear, comprising two client switch rooms, three Distribution Network Operator (DNO) Switch rooms, and one dedicated metering room.	Representation

Whilst the Town Council does not object to the application per se, Members respectfully request that the planning officer reviews the road safety aspects on the site, in particular the pedestrian crossing located in the vicinity of the proposed site as it was noted by hospital users that it was hard to see oncoming traffic when using this crossing.

12.	26/00708/FUL	Terrace 6 Severn Terrace Smithfield Road Shrewsbury Shropshire SY1 1PF	Improvements to kitchen and servery areas, existing ground floor covered terrace area to be provided with staircase access to new first floor open air terrace	Objection
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The Town Council objects to this application on the grounds of overdevelopment. The proposal would be visually dominant and visible from all angles of the River and Smithfield Road. The proposed structure would not fit within the character of the area and neither preserves nor enhances the Conservation Area. Members fully support the comments made by the Conservation Officer.

13.	26/01002/FUL	11 Combermere Drive Shrewsbury Shropshire SY1 3BZ	Erection of a single storey rear extension and associated works	No Objection
14.	26/01000/FUL	Wimpy 9 Claremont Street Shrewsbury Shropshire SY1 1QG	Internal reconfiguration, relocation of kitchen and associated reconfiguration of extraction ductwork, relocation of main entrance door and installation of bi-fold glass frontage	Representation

Whilst the Town Council does not raise objections to this application per se, members agree with the Conservation Officer in that the proposed signage appears excessive and dominant. Could the visibility of the proposed ductwork also be confirmed that it would not be visible from the street.

15.	26/00974/FUL	18 Mount Street Shrewsbury Shropshire SY3 8QJ	Replace the existing flat garage roof with a new pitched roof	No Objection
16.	26/00952/VAR	Dill 19 Wyle Cop Shrewsbury Shropshire SY1 1XB	Variation of Condition Nos. 3 (opening hours) and 5 (no music) attached to Planning Permission 22/00228/FUL dated 03.08.2022 (varied by 22/02816/VAR dated 31.03.22)	No Objection/Positively Support

The Town Council positively supports this application as this variation improves the vitality and viability of the business in this area, without adversely impacting on residential amenity in the area.

17.	26/00931/FUL	43 Cleveland Street Shrewsbury Shropshire SY2 5DN	Erection of a single storey rear extension	No Objection
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18.	26/00936/FUL	9 Grangefields Road Shrewsbury Shropshire SY3 9DD	Two storey rear extension and remodel	No Objection
19.	26/00869/FUL	11 Barn Owl Way Bicton Heath Shrewsbury Shropshire SY3 5FA	Erection of side extension	No Objection
20.	26/00847/VAR	Bobbys Tacos 25 The Parade St Marys Place Shrewsbury Shropshire SY1 1DL	Variation of Condition No. 2 (opening hours) attached to permission 25/04731/FUL dated 10 February 2026	Objection

The Town Council objects to this application. The location is within a high residential area, and the proposed extended hours would have a detrimental effect and noise impact on the neighbouring properties. Members fully support the comments raised by the public and SC Regulatory Services.

21.	26/00817/FUL	42 Mount Street Shrewsbury Shropshire SY3 8QH	Replace existing windows on front elevation and replacement front door	No Objection
22.	26/00246/FUL	167 New Park Road Shrewsbury Shropshire SY1 2SH	Erection of a single storey rear conservatory (retrospective)	No Objection
23.	26/00785/FUL	The Lilacs 110 Abbey Foregate Shrewsbury Shropshire SY2 6BA	Erection of single storey ground floor extension and alterations to existing Kitchen and Utility Room	No Objection
24.	26/00781/FUL	19 New College Road Shrewsbury Shropshire SY2 6PU	Conversion of loft to provide additional accommodation, including dormer to rear elevation	No Objection
25.	26/00745/FUL	Land To The East Of Seat Dealership Vanguard Way Battlefield Enterprise Park Shrewsbury Shropshire	Erection of building and associated external works to accommodate relocated business	No Objection
26.	26/00754/VAR	24 Vane Road Shrewsbury Shropshire SY3 7HB	Variation of Condition No. 1 (approved drawings) and No. 2 (external materials) attached to planning permission 25/04879/VAR to confirm the use of render and minor amendments to fenestration	No comment made

Permission granted by Shropshire Council prior to the meeting

27.	26/00733/FUL	1 Carmen Avenue Shrewsbury Shropshire SY2 5NP	Erection of single storey rear extension	No Objection
28.	26/00732/FUL	46 Larkhill Road Shrewsbury Shropshire SY3 8XA	Erection of dormer extension and partial conversion of the existing garage to form habitable room with insertion of window	No Objection
29.	26/00704/FUL	43 Abbey Wharf Mill Road Abbey Foregate Shrewsbury Shropshire SY2 6AY	Erection of single storey rear extension	No Objection
30.	26/00665/FUL	125 Wenlock Road Shrewsbury Shropshire SY2 6JX	Erection of 1No dwelling with integrated garage	No Objection

109.2 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 27 February – 1 April 2026

RESOLVED:

That the variance of planning decisions between the period 27 February – 1 April 2026 be noted.

109.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 27 February – 1 April 2026

RESOLVED:

That the comments submitted to Shropshire Council by the Town Clerk under delegated authority be approved

1.	26/00690/TCA	St Julians Church St Alkmunds Square Shrewsbury Shropshire SY1 1UH	Various tree works (as per schedule) to 5no. Hollies (H1-H5) and 1no. Ornamental Cherry (C1), and fell small weedy Hollies and reduce shrubs	No Objection
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			around building within Shrewsbury Conservation Area	
2.	26/00700/TCA	131 The Mount Shrewsbury Shropshire SY3 8PG	Reduce crowns by 30 percent of group of trees (as per photos) and fell 1no. Ash within Shrewsbury Conservation Area	No Objection
3.	26/00719/TPO	Coton Mount Shrewsbury Shropshire SY1 2NN	Crown reduce by 30%, crown thin by 20%, deadwood and remove epicormics from main stems of 4no. Limes protected by the SABC (Coton Mount Infants School) Tree Preservation Order 1991 (SA/234)	Representation

Whilst the Town Council have no objection in principle, could the SC Tree Officer apply conditions to the permission as application is not specific.

4.	26/00694/TPO	36 Pendle Way Shrewsbury Shropshire SY3 9QS	Fell to ground level and replant 1no Acacia protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354	No comment made
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Please be advised the applicant has withdrawn their application. The tree work has been granted under an exemption as the tree's condition was dangerous.

5.	26/00813/TPO	54 Woodfield Road,	Reduce by 1-2m and maintain shape of 1no Oak protected by the Shrewsbury and Atcham Borough Council (54 & 56 Woodfield Road, Copthorne) Tree Preservation Order 1990 (Ref: SA/185)	No Objection
6.	26/00832/TPO	Bank Farm House, Talcott Drive, Shrewsbury, Shropshire, SY3 9DQ	Remove and reduce overhanging branches (as per schedule) from 1no. Scots Pine (T1) and	No Objection

			1no. Yew (T3) protected by the SABC (Bank Farm, Radbrook) Tree Preservation Order 1983 (SA/105)	
7.	26/00840/TCA	1 Goatland Flats, Vane Road, Shrewsbury, Shropshire, SY3 7HY	Fell 1no. Lawson Cypress (T1) within Shrewsbury Conservation Area	No Objection
8.	26/00855/TPO	47 St James Road Shrewsbury Shropshire SY2 5YJ	Fell 1no Horse Chestnut protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (Ref: SA/411)	No Objection
9.	26/00856/TCA	9 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Reduce by approx. 30% and maintain shape through cyclical pruning for a period of 10 years of 1no Plum (T1) and 1no Laburnum (T2) within Belle Vue Conservation Area	No Objection

The Town Council raises no objection to the work, but permission should be applied for each time they require works to be carried out.

10.	26/00907/TCA	Whitehorse Mews, Whitehorse Passage, Shrewsbury, Shropshire, SY3 8QF	Crown lift over the buildings to provide a clearance of approximately 2 metres 1no. European Lime within Shrewsbury Conservation Area (Amended 23.03.26)	No Objection
11.	26/00920/TCA	The Boathouse Inn New Street Shrewsbury Shropshire SY3 8JQ	Section fell 1no. Beech tree (T1) within Shrewsbury Conservation Area	Objection

The Town Council object to this application. This tree has a significant amenity value in the area. It would appear previous works have been carried out upon the tree. No evidence or report has been provided. Could the Tree Officer ask for these before a decision is taken. There is also no mention of replanting.

12.	26/00991/TCA	St Giles Rectory 127 Abbey Foregate Shrewsbury Shropshire SY2 6LY	Remove lower branching on north and west sides to maintain 5m clearance and remove deadwood of 1no Lime within Shrewsbury Conservation Area	No Objection
13.	26/00967/TPO	Oakworth 3 Field House Drive Shrewsbury Shropshire SY3 9HJ	Reduce leader from 13m to 1.5m above base crown, reduce the lower crown extending over neighbour's garden by up to 3m & reduce lower crown on the north and west sides by up to 2m to balance 1no Lime protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)(Amended 16.03.26)	Objection

The Town Council object to this application. There appears to be two leaders on this tree from the photograph provided – which one is planned to be removed. Not enough detailed information has been provided.

14.	26/00987/TPO	25 Kennedy Road Shrewsbury Shropshire SY3 7AB	Section fell 1no. Scot's Pine tree (6T) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	No Objection
15.	26/00988/TCA	27 Kennedy Road Shrewsbury Shropshire SY3 7AB	Section fell 1no. Lawson Cypress (11T), 2no. Holly (21G) & (22T) and Holly/Beech/Cherry/Cypress mix (26G) within Shrewsbury Conservation Area	No Objection
16.	26/00995/TPO	27 Kennedy Road Shrewsbury Shropshire SY3 7AB	Section fell 1no. Wild Cherry (20T) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (SA/34)	No Objection

17.	26/01012/TCA	65 Abbey Foregate Shrewsbury Shropshire SY2 6BG	Reduce by 3-4m, rebalance and lift by 2m (separating from Magnolia) crown of 1no. Eucalyptus (Tree A), reduce by 1-2m crown of 1no. Magnolia (Tree B) and lift by 1-2m crown of 1no. Yew (Tree C) within Shrewsbury Conservation Area	No Objection
18.	26/01027/TCA	1 Upper Blackfriars Crescent Shrewsbury Shropshire SY1 2BA	Fell and replant 1no Himalayan Birch (T5) and 1no Himalayan Cedar (T6) & reduce the crown by 1m, clear building and prune 1no Wild Cherry (T11) within Shrewsbury Conservation Area	No Objection

The Town Council raises no objection to this application, but T6 is listed within the report as a Himalayan Birch, but the application states Himalayan Cedar.

19.	26/01028/TPO	2 The Redlands Laundry Lane Shrewsbury Shropshire SY2 6ER	Crown reduce by approx. 1-2m & remove deadwood and rubbing branches of 1no Oak (T1) protected by the Shrewsbury & Atcham Borough Council (Laundry Lane) Tree Preservation Order 1983 (Ref: SA/110)	No Objection
20.	26/01083/TPO	1 Upper Blackfriars Crescent Shrewsbury Shropshire SY1 2BA	Fell 1no Wild Cherry (T12) protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/299)	No Objection
21.	26/01168/TPO	9 Heron Drive Shrewsbury Shropshire SY1 4UG	Crown reduce by 25% 1no Oak protected by the Shrewsbury & Atcham Borough Council (Sundorne Meadows No 1) Tree Preservation Order 1983 (Ref: SA/109)	Objection

The Town Council object to this application as not enough information provided, no photos of tree and no report submitted. There is no information stating what length of reduction the 25% equates to. Could the Shropshire Council Tree Officer specify what length of branch reduction would be allowed.

22.	26/01148/TPO	31 Ryelands Shrewsbury Shropshire SY3 9BZ	Crown reduce by 1m and crown lift 1no Sycamore (See Photos) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (Ref: SA/401)	No Objection
23.	26/00975/TPO	Shropshire Council Car Park Adj. 3 Hermitage Drive Shrewsbury Shropshire SY2 5NZ	Cut back overhanging branches by 2.5 of 1no Hazel protected by the Shropshire Council (Land at Overflow Carpark, London Road, Shrewsbury) TPO 2014 (Ref: SC/00184/14)	No Objection