

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 12 May 2026

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Daniels and Hancock-Davies.

01/26 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.
Councillor Vasmer	Declared he was Portfolio holder for Shropshire Council
Councillor Wagner	Declared he was Deputy Leader of Shropshire Council

02/26 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 14 April 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 14 April 2026 be approved and signed as a correct record.

03/26 HIGHWAYS ORDERS

03.1 Proposed changes to the parking restrictions on Kingsland Bridge, Shrewsbury

Shropshire Council proposed to make the following changes to parking restrictions in Shrewsbury:

REVOKE - Pay and Display 8am – 6pm Kingsland Bridge (private road) (west side)
Parking bay from its junction with Kennedy Road for a distance of 6 metres in a northerly direction.

NEW RESTRICTION - No Waiting At Any Time - Kingsland Bridge (private road) (west side)
From its junction with Kennedy Road for a distance of 6 metres in a northerly direction.

The introduction of no waiting at any time restrictions on the west side of Kingsland Bridge (private road) was proposed to improve visibility to oncoming traffic for road users turning into the Kingsland Bridge road. This restriction was proposed to reduce the likelihood of conflicts occurring between vehicles and non-motorised users.

Members commented that this was a sensible adjustment and no comments were raised.

RESOLVED:

That the Council raise no objections to proposals

04/26 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration at this meeting

05/26 PREMISES LICENCE APPLICATIONS

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

06/26 PLANNING APPLICATIONS

06.1 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 2 April – 1 May 2026.

RESOLVED:

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

1.	26/01592/LBC	8 Belmont Shrewsbury Shropshire SY1 1TE	Preservation and improvements to the existing hard and soft landscaped rear garden	Representation
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Whilst the Town Council raises no objections to this application per se, there were assurances made by the applicant that 10 replacement trees would be planted away from the wall. As this application relates to the hard landscaping we would have expected that the plans of the garden would have included planting locations for those trees. Members respectfully request that SC Tree Officer investigates this.

2.	26/01525/VAR	Proposed Residential Development Land To The West Of Ellesmere Road Shrewsbury Shropshire	Variation of condition 1 (Approved drawings), 5 (Soft Landscaping), 7 (Hard Landscaping) and 11 (Open Space) attached to 22/02949/REM	Representation
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Whilst the Town Council raises no objections to this application per se, residents are concerned regarding the practicality of the application and raise concerns regarding drainage and the hedge abutting the Ellesmere Road; there are unanswered questions on aspects of the scheme. The pond is higher than expected and this also needs to be investigated.

3.	26/01549/LBC	The Loggerheads 1 Church Street Shrewsbury Shropshire SY1 1UG	Carry out full re-decoration to the front facade and install 2No. downlights	No Objection
4.	26/01508/FUL	Proposed Dwelling To The North Of The Mount Shrewsbury Shropshire	Erection of 1No. dwelling	Objection

The Town Council objects to this application on the grounds of overdevelopment. The proposed house would appear cramped and have potential privacy issues for neighbouring properties. The strip of land provides breathing space between properties and plans to infill results in unacceptable impact on the streetscene. Members fully support the comments raised by the Conservation Officer in that it would cause harm to the Conservation Officer.

5.	26/01385/FUL	39 York Road Shrewsbury Shropshire SY1 3RB	Erection of a single storey rear extension	No Objection
6.	26/01507/VAR	7 Washford Road Shrewsbury Shropshire SY3 9HR	Variation of conditions no.2 and 3 attached to planning permission ref 25/04900/FUL	No Objection
7.	26/01205/FUL	13 Meole Walk Shrewsbury Shropshire SY3 9EU	Erection of single storey rear extension and replacement garage following demolition of existing utility room and prefabricated garage	No Objection

8.	26/01481/FUL	30 Brook Street Shrewsbury Shropshire SY3 7QR	Demolition of existing single storey brick store and erection of replacement single storey brick structure for utility and cloakroom	No Objection
9.	26/01472/FUL	5 Grange Road Shrewsbury Shropshire SY3 9DA	Proposed part single storey and first floor extension to side, single storey link from main dwelling to rear garden office, single storey mono pitched garden room (amendment to previously approved applications)	Support with Comment

Whilst the Town Council supports this application members respectfully request that the Case Officer considers the public comment raised regarding the possible effect of loss of light to neighbouring property.

10.	26/01471/FUL	Pendizzard Bryn Road Shrewsbury Shropshire SY3 8PQ	Raising of garage roof to create space for larger bedroom with ensuite bathroom and erection of open sided canopy over garage door.	No Objection
11.	26/01469/VAR	Proposed Development Land To The North Of Welshpool Road Bicton Heath Shrewsbury Shropshire	Variation of Condition No. 2 attached to permission 25/01555/FUL dated 12 November 2025	Objection

The Town Council objects to this application. The current hoarding in place is an eyesore to residents and it is not fair for the residents to look at this for a longer period of time. Members object to keeping this erected for longer.

12.	26/01461/FUL	9 Berwick Avenue Shrewsbury Shropshire SY1 2NT	Two storey side extension	No Objection
13.	26/00875/FUL	Ridge Fuels Site Former L M S New Yard Shrewsbury Shropshire SY1 2EN	Application under Section 73A of the Town and Country Planning Act 1990 for the erection of fuel filling station pump islands with canopy, lance wash bays with canopy, solid fuel bays, air and water units, storage shed, office building, control room building, two coal and log storage sheds and the relocation of existing office building to provide staff	Objection

			building all in association with change of use of land to sui generis mixed use including coal yard and retail fuel filling station with associated facilities (Part retrospective)	
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The Town Council objects to this application and questions why it was necessary to remove trees along Bagley Brook. There is no reference to this in the documents provided by the applicant and Members would like to see appropriate landscaping put back as well as the reinstatement of the trees that were removed. Given that this site has been stripped on its original landscaping, Members would also like to see the applicant's plans for accommodating 10% Biodiversity Net Gain on the site.

14.	26/01342/FUL	1 Snowdrop Close Shrewsbury Shropshire SY3 7TU	Retrospective planning permission for detached single storey garage	Objection
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The Town Council objects to this application. Members view this retrospective application as a means of achieving planning permission by stealth. The Town Council has on previous occasions objected to applications for development siting detriment to the highway and only accepted the development of a garage on site. The Council has reason to believe that what has been built does not reflect that planning permission and has the potential to have an adverse effect on the highway. As such, unless the applicant agrees to amend the application to what was granted permission for, the Planning Authority should proceed with planning enforcement and seek demolition.

Members fully support the comments raised by the public.

15	26/01440/FUL	72 Larkhill Road Shrewsbury Shropshire SY3 8XJ	Proposed extensions and alterations	No Objection
16.	26/01417/FUL	7 The Woolams Bicton Heath Shrewsbury Shropshire SY3 5BE	Single storey extension and garage conversion	No Objection
17.	26/01396/FUL	33 Porthill Gardens Shrewsbury Shropshire SY3 8SB	Remodel of existing property and alterations to external materials and fenestration	No Objection
18.	26/01290/FUL	18 Lanesfield Shrewsbury Shropshire SY3 6DA	Erection of new boundary fence	Objection

The Town Council objects to this application. If a boundary fence is to be erected it should be a brick fence and not timber. The proposed boundary wall may change the visual aspect of the area.

19.	26/01358/FUL	1 Abbots Road Shrewsbury Shropshire SY2 5PX	Single storey extension to side and rear and associated alterations	No Objection
20.	26/01344/LBC	Kingsland Hall Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AR	External Refurbishment of Kingsland Hall dining room with new external glazed canopies	Representation

Whilst the Town Council does not object to this application, Members fully support the comments made by the Conservation Officer in the colour of the proposed composite cladding and its appearance within the setting. Members also commented that if there is to be a refurbishment of the roof it would be an ideal time to introduce solar panels so as to reduce the carbon footprint of the school.

21.	26/01343/FUL	Kingsland Hall Shrewsbury School Ashton Road Shrewsbury Shropshire SY3 7AR	External Refurbishment of Kingsland Hall dining room with new external glazed canopies	Representation
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Whilst the Town Council do not object to this application, Members fully support the comments made by the Conservation Officer in the colour of the proposed composite cladding and its appearance within the setting. Members also commented that if there is to be a refurbishment of the roof it would be an ideal time to introduce solar panels to the school.

22.	26/01316/FUL	3 Greenfinch Drive Shrewsbury Shropshire SY3 9FE	Proposed change of use of a Class C3 (Dwellinghouse) to C2 (residential institution) for a small-scale care home accommodating one young person	Positively Support
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The Town Council positively supports this application. It is essential that young people are given the opportunity to live independent lives in residential communities to enable them to transform into adult life.

23.	26/01310/FUL	73 Meole Crescent Shrewsbury Shropshire SY3 9EP	Two storey side extension	No Objection
24.	26/01272/FUL	18 Alexandra Avenue Shrewsbury Shropshire SY3 9HT	Single storey rear extension	No Objection
25.	26/01235/FUL	2 Snowdrop Close Shrewsbury Shropshire SY3 7TU	Double storey side extension to include playroom/office and bedroom	Objection

The Town Council objects to this application on the grounds of overdevelopment. This proposal would have a large impact on Number 3 Snowdrop Close as the proposed extension is too big and too close to the boundary.

26.	26/01202/LBC	Oak Flat 98 Frankwell Shrewsbury Shropshire SY3 8JS	Removal and replacement of timber sash windows	No Objection
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The Town Council raises no objections to this application but asks that the width of the glazing bars are checked. Members agree that the new windows should be like for like replacements.

27.	26/01220/FUL	42 Crowmere Road Shrewsbury Shropshire SY2 5HX	Single storey rear extension	No Objection
28.	26/01195/OUT	Proposed Dwelling East Of 4 Beechwood Drive Shrewsbury Shropshire	Outline application for the erection of a dwelling (all matters reserved)	Objection

The Town Council objects to the principle of a separate property in this location. The site is small and not characteristic of the rest of the street.

29.	26/01057/FUL	21 Eskdale Road Shrewsbury Shropshire SY2 5UE	Two-storey front and side extension and alterations to existing dwelling	No Objection
30.	26/01190/FUL	H G V Testing Station Ennerdale Road Shrewsbury Shropshire SY1 3LF	Proposed demolition and new phased employment unit(s) (Use Class B2/B8)	No Objection

The Town Council raises no objections to this application and comments that this would be an opportunity for the applicant to install solar panels to the roof, to reduce the carbon footprint of the building.

31.	26/01179/VAR	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Variation of Condition No. 2 attached to permission 23/01481/FUL dated 19 January 2024	Support with Comment
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Members recognise the need for the hospital to have appropriate levels of parking both for patrons and employees. They also recognise the impact that increased parking on land adjacent to Racecourse Lane will have on residents particularly since the Council is aware that egress from Evolution Road onto Racecourse Lane is allowed for employees. Members request that the following be conditions of any approval:

- That the installation of new parking close to Racecourse Lane includes a programme of softlandscaping to mitigate against any impact for local residents
- That all staff using the new carpark must egress the hospital site via Mytton Oask Road and not Evolution Road onto Racecourse Lane.

32.	26/01058/FUL	Shrewsbury Academy Corndon Crescent Shrewsbury Shropshire SY1 4LL	Construction of a new multi-use Sports Hall and associated ancillary facilities	No Objection
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Whilst the Town Council raises no objections there appears to be a limited amount of natural light/windows, is there any opportunity to add this? Members support of the proposed high energy efficiency measures put in place by the applicant.

33.	26/01049/FUL	38 Porthill Road Shrewsbury Shropshire SY3 8RN	Proposed replacement porch	No Objection
34.	26/01170/FUL	120 Hereford Road Belle Vue Shrewsbury Shropshire SY3 7RA	Erection of one self-build dwellinghouse, amendments to existing vehicular access, formation of parking area (re-submission of planning application 22/05537/FUL granted on the 6th February 2023)	No Objection
35.	26/01094/ADV	Starbucks Coffee Land Adjacent To Churncote Island Welshpool Road Bicton Heath Shrewsbury Shropshire SY3 5GG	Erect and display 13No Internally illuminated and 5No non-illuminated signs	No comment made as permission granted by Shropshire Council prior to the meeting

06.2 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 2 April – 1 May 2026

RESOLVED:

That the variance of planning decisions between the period 2 April – 1 May 2026 be noted.

06.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 2 April – 1 May 2026

RESOLVED:

That the following comments be submitted to Shropshire Council:

1.	26/01286/TPO	Tesco Extra, Battlefield Road, Shrewsbury, Shropshire, SY1 4AB	Prune back to kerb edge of roadway and laybys by up to 5m 1no Oak protected by the Shrewsbury & Atcham Borough Council (Harlescott Lane & Vanguard Way) Tree Preservation Order 2006 (Ref: SA/418)	No Objection
2.	26/01293/TCA	Land Behind 47-50 Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AY	Fell 1no Ash (T1) & remove 3 lower branches from 1no Sycamore (T2) within the Shrewsbury Conservation Area.	No Objection
3.	26/01355/TPO	8 Corner Farm Drive Bicton Heath Shrewsbury Shropshire SY3 5DY	Fell 1no. Oak (T1) protected by the SABC (Land to the west of Gains Park Way) TPO 2008 (SA/461)	No Objection

Whilst the Town Council raises no objections to this application, there is no mention of replanting.

4.	26/01372/TCA	25 Dovecote Gardens Monkmoor Road Shrewsbury Shropshire SY2 5FB	Fell 1no. Scots Pine (G004) within Shrewsbury Conservation Area	No Objection
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Whilst the Town Council raises no objections to this application, could this be replaced with another tree?

5.	26/01426/TPO	Lane House Quarry Place Shrewsbury Shropshire SY1 1JN	Fell 6no. Leylandii Cypress protected by The Shrewsbury Borough Council (Lane House, Quarry Place) Tree Preservation Order 1973 (Ref: SA/65)	Objection
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The Town Council object to this application as not enough detailed information provided. No evidence provided as expected on a TPO application.

6.	26/01411/TCA	4 West Hermitage Shrewsbury Shropshire SY3 7JP	Fell and replant in suitable location 1no Rowan (T1) within Belle Vue Conservation Area	No Objection
7.	26/01458/TCA	24 Mount Street Shrewsbury Shropshire SY3 8QJ	Fell 2no. Cherry Laurel (T1&T2) (and replace with alternative species) and reduce crown by max. 50% with selective	No Objection

			thinning/reshaping 1no. Magnolia within Shrewsbury Conservation Area	
8.	26/01512/TCA	22 Mount Street Shrewsbury Shropshire SY3 8QJ	Reduce by 30% 2no. Yews, remove overhanging branches from 1no. Acer (12 feet), remove 1no. Fir (and replace with alternative species) within Shrewsbury Conservation Area	No Objection
9.	26/01537/TCA	24 Besford Square Belle Vue Road Shrewsbury Shropshire SY3 7PG	Reduce height of 1no. Ash (as per photo) within Belle Vue Conservation Area	Objection

The Town Council object to this application. The requested works as shown in the application are not to a BS standard and is not good practice. The work will result in a poor form of an ash tree, which will not have any amenity value for the area.

10.	26/01538/TCA	The Coach House Hunter Street Shrewsbury Shropshire SY3 8QN	Pollard to a height of 2.5m 3no. trees within Shrewsbury Conservation Area	No Objection
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