

SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS							Agenda No
REGISTERED BETWEEN 30 August - 3 October 2025							11.2
Application	Location	Proposal	STC Decision	STC Comments	SC Decision	SC Comments	Meeting Date
25/02162/FUL	Greenfields Dental Surgery, 114 Ellesmere Road,	Erection of two storey, rear extension. New and existing loft space to be converted to staff area with new rear flat roof dorma	Objection	The Council is aware of resident concerns around the loss of light and the right to privacy as a result of this development.	Grant Permission	The works are judged to be in scale and character with the original building and of no demonstrable harm in terms of visual impact. No significant harm is considered to arise to the neighbouring resident's amenity	08.07.2025
25/02180/TPO	32 Ryelands, Shrewsbury, SY3 9BZ	Fell 1no. Oak (T26) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	Objection	Given the significance of this tree, there is little justification for its removal or any plans for replacement	Grant permission	There is significant decay in the base of the tree evidenced by the presence of fungal fruit bodies of the decay fungus Inonotus dryadeus, know to cause an intensive decay in the root system of oak trees and often associated with failure. From a site visit there is clear evidence that the structural integrity of the tree is compromised and it is in as a high target area meaning the risk of harm associated with the retention of this tree is very high.Any tree removed following this approval shall be replaced on a one for one basis by a tree or trees chosen from the following species and specification: 1 Rowan.	08.07.2025
25/02079/TPO	Westbrook, Oak Lane, Bicton Heath, Shrewsbury	Fell 1no Corsican Pine (T1) protected by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (Ref: SA/463)	Objection	There is no evidence of the suggested erosion from the Bowbrook that would warrant removal of this significant tree	Grant Permission	From a site inspection it was established that the tree has a lean of around 20 deg to the north, over the brook, and that the root plate is being under-cut by the actions of the watercourse. Although no evidence of instability was found at this time, other than some slight mounding of the soil on the tension side of the tree, it is reasonable to consider that there is a high probability (70%) that this will occur in the foreseeable future.Any tree removed following this approval shall be replaced on a one for one basis by a tree or trees chosen from the following species and specification: 1 Scots Pine	08.07.2025
25/03059/TCA	15 Belmont, Shrewsbury, SY1 1TE	Fell 1no Yew within Shrewsbury Conservation Area	Objection	The Town Council objects to the felling of the Yew Tree. This tree has significant amenity value to the area and should be preserved. Members question the lack of evidence to support removal and requests more qualified structural evidence of damage to the wall to allow a more informed decision. Members also question why crown lifting could not alleviate problems.	Grant Permission	(No officer report on portal)	09.09.2025

25/02760/TPO	The Anchor Inn, Gloucester Road, Shrewsbury, SY1 3PR	Crown reduce the north-western side by 2m and the north-eastern side by 1.5m 1no. Cedar protected by the Shropshire Council (Land off Gloucester Road, Shrewsbury) TPO 2014 (SC/00186/14)	Objection	The Town Council object to this application as this proposal is more in the interest to facilitate easier construction than maintaining the health of the tree. The Town Council has no objection to deadwood removal but question the need for crown lift.	Grant permission	consider that the work is reasonable and necessary in the interests of the safe maintenance of the tree. The works shall not include: (a) the removal of any branch of which would leave a pruning cut of more than 100 millimetres in diameter when measured over bark; (b) any pollarding or topping; (c) any reduction in the height of the tree	09.09.2025
25/02952/FUL	Clinic Rear Of, 26 Monkmoor Road, Shrewsbury, SY2 5AP	Change of use of a Podiatry Clinic (E) to Use Class C2.	Objection	object to this application on the grounds of the appropriateness in renovating a former non-domestic property into a residential property, and one that requires special needs. This building has a distinct lack of natural light other than a front and rear window and despite proposals for sky lights, leaves dark voids. Whilst there are plans to landscape the hard landscaped areas, this is exceptionally small and provides little residential amenity. There is a lack of parking provision and given the occupant will require 24-hour care, the need for parking to dampen any noise nuisance for neighbouring properties is essential. The Town Council re-iterates its sympathy in finding a housing solution for this individual. This is a poor building for the process	Grant permission	Taking into account the scale of the building, the size of its curtilage and its context it is considered to be an appropriate site for the purpose proposed. The proposal would not give rise to a level of activity or vehicle movements whereby there would be a significant detrimental impact upon the of area.	09.09.2025
25/02961/FUL	49 Belvidere Road, Shrewsbury, SY2 5LX	Demolition of conservatory, erection of first floor extension, ground floor rear and side extension to create annexe, new vehicular access to driveway	No Objection		Refused	The cumulative impact of the proposed extensions, including the overly large annexe and the addition of the second storey extension, results in a development that is visually discordant, disproportionate, and unsympathetic to the character of the original dwelling and the surrounding street scene. As such, the development is considered to represent over development of the site	09.09.2025
25/02945/TPO	Holly House, 72B Ellesmere Road, , Shrewsbury, SY1 2QS	Fell 1no Pine protected by the Shrewsbury and Atcham Borough Council (70 Ellesmere Road, Shrewsbury) Tree Preservation Order 1990 (Ref: SA/228)	Objection	The Town Council object to this application as no reason is given to fell the tree as required in a TPO application. No arboricultural report on the condition of the tree has been provided and further information is required before making a decision on the felling of this tree.	Grant permission	From a site visit, it was established that there are three large trees in close proximity to each other and that they dominate a significant portion of the amenity space. It is considered that the removal of one tree would not significantly impact the amenity provided by the group and would allow the crowns of the remaining trees to develop	09.09.2025