

SHREWSBURY TOWN COUNCIL LIST OF PLANNING DECISIONS							Agenda No
REGISTERED BETWEEN 1 November - 28 November 2025							9.2
Application	Location	Proposal	STC Decision	STC Comments	SC Decision	SC Comments	Meeting Date
25/03332/TPO	7 Manor Way, Shrewsbury, SY2 5LN	Fell 1no. Birch protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (SA/411)	Objection	The Town Council object to this application. This appears to be an excessive application due to a new fence being erected. If it is a panel fence, the holes for the posts may be only 2 metres apart and this may limit the amount of damage to perhaps the small amount of the root system within the fence line as provided on the location plan within the application. The suggested replacement tree can at maturity, be a significantly larger tree than the one the application wishes to remove. We do not believe that this tree is too close to the property to justify the tree being felled.	Grant Permission	Whilst it is accepted that the proposal will result in loss of a mature tree, consideration has been given to its amenity value and contribution to the wider landscape. The tree is situated in the rear garden of the property and can only be glimpsed from publicly accessible view points. There are a significant number of trees in the wider area and the loss of this specimen would have very low impact on the character of the area or the wider landscape. The removal of the tree would provide the opportunity to undertake replacement planting that would increase age and species diversity in the area.	14.10.2025
25/03153/OUT	3 Loxdale, Shrewsbury, SY3 6AE	Outline application for the erection of 2no. dwellings (all matters reserved)	No Objection		Refused	Due to its size and its context in relation to adjacent and surrounding dwellings, it is not considered that the application site is capable of accommodating two dwellings without resulting in a cramped and overdeveloped form of development that would appear incongruous within the street scene, causing an unacceptable level of harm to the character and appearance of the locality.	14.10.2025
25/03366/LBC	8 Belmont, Shrewsbury, SY1 1TE	Repair and like-for-like replacement of windows	Objection	The Town Council object to this application. This is an important building within the Conservation Area and heritage aspects must be protected with minimal changes. We would like to see a different approach to the restoration of the fenestration with only the most severely compromised windows subject to a full replacement and the rest being repaired. Secondary glazing would also be a preferred option	Grant Permission	This listed building consent application is an amended and much reduced scheme concerning the existing windows at the Grade II listed house at 8 Belmont. The original extent and scope of works proposed under this listed building consent application has been amended such that the replacement of windows at Number 8 Belmont is now limited to four. It is considered that this now represents a more fully assessed, conservation-led approach which includes an extensive window repair program with minimal window replacement and only where this has been justified and demonstrated to be required.	14.10.2025

25/03291/FUL	51 Underdale Road, Shrewsbury, SY2 5DT	Works to facilitate landscaping to rear to include gabion walls to replace previous timber post and fence retaining wall to stabilise river bank, patio area and steps	Objection	The Town Council object to this application on the grounds of overdevelopment of the site. This should be shown as a retrospective application as works have already started, and hedge removed without any consultation. The works proposed are extensive and neighbouring properties have concerns on possible implications. This property dominates the views, and the proposed work would set a precedent for similar works. It is disappointing that the Environment Agency do not object to the application because the work has already been done.	Grant Permission	The proposed development is considered acceptable as it accords with national and local planning policy requirements relating to flood risk. A Flood Risk Assessment has been submitted, and with the inclusion of appropriate mitigation measures, the scheme will not result in any adverse flooding impact on the locality or neighbouring dwellings. In addition, given that mutual overlooking is an established characteristic of the site, the development will not materially harm the living conditions of neighbouring properties in respect of outlook, privacy, or daylight beyond the existing situation.	14.10.2025
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