

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 22 April 2025

PRESENT

Councillors P Moseley (Chairman), M Davies, N Green, K Halliday, C Lemon and B Wall.

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Pardy and Wagner.

112/24 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 Green	Declared an interest in application 25/01013/FUL as the applicant was known to him

113/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 1 April 2025 were submitted as circulated and read.

Councillor Lemon voted to abstain as he was not present at the meeting on 1 April 2025.

RESOLVED:

That the minutes of the Planning Committee meeting held on 1 April 2025 be approved and signed as a correct record.

114/24 MATTERS ARISING

There were no Matters Arising for consideration

115/24 HIGHWAY ORDERS

115.1 Proposed changes to various traffic restrictions around Shrewsbury Railway Station

The Deputy Town Clerk reported to Committee that Shropshire Council had proposed the following changes to traffic restrictions at the following locations:

REVOKED RESTRICTIONS

BOX JUNCTIONS

- Castle Foregate/ Cross Street
- Cross Street/ Chester Street
- Castle Foregate junction with Smithfield Road, Chester Street and Castle Gates
- Smithfield Road junction with Chester Street
- Chester Street junction with Cross Street
- Smithfield Road junction with Raven Meadows

NEW RESTRICTIONS

One Way Street - Chester Street from Smithfield to Cross Street

Pedal cycles will be made exempt from the One-Way restriction on Castle Foregate

NO ENTRY

No vehicle shall enter into Castle Foregate from the northern access of the Shrewsbury Railway station forecourt.

No vehicle shall enter into the southern access of the Shrewsbury Railway station forecourt from Castle Foregate.

No vehicle shall enter Castle Gates from the southern access of the Shrewsbury railway station forecourt, with the exception of buses.

NO RIGHT TURN

No vehicle proceeding in an easterly direction in Cross Street shall be permitted to make a right turn into Castle Foregate.

Shropshire Council also proposed to reduce the speed limit to 20mph on the following lengths of roads in Shrewsbury:

- Chester Street from a point 55m northwest of its junction with Cross Street, to its junction with Smithfield Road.
- The whole length of Cross Street
- The whole length of Castle Gates
- Castle Foregate from its junction with Castle Gates to a point 76m north of its junction with Cross Street.
- Howard Street from its junction with Castle Foregate to a point 18m southeast of that junction
- Smithfield Road from a point 49m north-east of its junction with Raven Meadows to its junction with Castle Gates.

The existing speed limit at the above locations will be revoked.

Shropshire Council proposed to introduce the following parking restrictions on various roads in Shrewsbury:

RESTRICTED PARKING ZONE NO WAITING AT ANY TIME NO LOADING AT ANY TIME

- Cross Street (both sides) In its entirety
- Chester Street (northeast) From its junction with Cross Street to its junction with Broome Place
- Chester Street (southwest) From its junction with Cross Street to its junction with Coton Hill
- Coton Hill (southwest) From its junction with Chester Street to a point 6.2 metres north-west of that junction
- Chester Street (both sides) From its junction with Cross Street to its junction with Smithfield Road.
- Castle Foregate (north-west) From a point 32m northeast of its junction with Castle Business Park access road to its junction with Smithfield Road.
- Castle Foregate (south-east) From its junction with Castle Gates to its junction with New Park Road.
- Smithfield Road (both sides) From its junction with Castle Foregate to a point 12m east of its junction with Raven Meadows.
- Howard Street (both sides) From its junction with Castle Foregate to a point 13m south-east of that junction.

RESTRICTED PARKING ZONE - LOADING BAY

- Castle Foregate (north-west) From a point 53m southwest of its junction with Cross Street to a point 67m southwest of that junction. From a point 84m northeast of its junction with Cross Street to a point 119m northeast of that junction.
- Chester Street (east) From a point 9m northeast of its junction with Smithfield Road to a point 23m northeast of that junction.

RESTRICTED PARKING ZONE - DISABLED PARKING BAY

Chester Street (west) From a point 40m north of its junction with Smithfield Road to a point 55m north of that junction.

RESTRICTED PARKING ZONE NO STOPPING EXCEPT BUSES (5:00AM-10:00PM) NO STOPPING EXCEPT TAXIS (10:00PM-5:00AM)

Castle Foregate (west) From the property boundary of No 8 with No 12 Castle Foregate to the northern property boundary of No 16 Castle Foregate.

NO WAITING AT ANY TIME

- Castle Foregate (west) From a point 32m northeast of its junction with Castle Business Park to its junction with St Michael's Street
- Howard Street (south-west) From a point 13m south-east of its junction with Castle Foregate to a point 46 metres southeast of that junction
- Howard Street (north-east) From a point 13m south-east of its junction with Castle Foregate to its junction with Beacall's Lane

LIMITED WAITING MON-SAT 8AM-6PM 2 HOURS, NO RETURN WITHIN 2 HOURS

Castle Foregate (north-west) Between points 119 metres and 181 metres north-east of its junction with Cross Street.

NO WAITING AT ANY TIME / NO LOADING: MON – SAT 8.15AM - 9.15AM, 12.15PM -1.15PM, 4PM-6PM

- Smithfield Road (north-west side) Between its junction with Mardol Quay and a point 12m east of its junction with Raven Meadows.
- Smithfield Road (south-east side) From a point 12m east of its junction with Raven Meadows to a point 99 metres northwest of its junction with Roushill.

Any existing restrictions at the above locations will be revoked.

RESOLVED:

That Council support the proposed changes and raise no additional comments.

116/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

117/24 PREMISES LICENCE APPLICATIONS

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

118/24 PLANNING APPLICATIONS

118.1 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 22 March – 11 April 2025.

The Town Clerk submitted the schedule of valid planning applications and to ratify the comments submitted under delegated authority for planning consent contained in the list of valid applications registered between 22 March – 11 April 2025.

RESOLVED:

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

1.	25/01260/OUT	Proposed Dwelling To The North Of Nobold Lane Shrewsbury Shropshire	Outline planning application for 2No. detached dwellings with formation of shared access	No Objection
2.	25/01436/TCA	20 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Crown reduce by 30% 1no Bay and 2no Evergreen Magnolia, reduce by 25% 1no Yew & crown reduce by 20% 1no Magnolia, 1no Cotoneaster and 1no Variegated Holly within Shrewsbury Conservation Area	No Objection
3.	25/01290/ADV	4 Claremont Street Shrewsbury Shropshire SY1 1QG	Proposed signage on front elevation to include illuminated fascia sign, hanging sign and menu box	No Objection

4.	25/01274/TCA	34 Bynner Street Shrewsbury Shropshire SY3 7NZ	Fell 1no Silver Birch & 1no Laburnum within Belle Vue Conservation Area	No Objection
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Whilst the Town Council raises no objection to this application, members would like to see a replacement tree planted elsewhere.

5.	25/01273/TCA	1 Roman Road Shrewsbury Shropshire SY3 9AZ	Reduce new shoots by 20% of 1no Weeping Pear (T2), crown reduce by 2m 1no Cherry (T4), reduce height by 600mm 1no Yew (G7) & reduce by 25% 1no Apple (T10) within Shrewsbury Conservation Area	No Objection
6.	25/01259/FUL	14 Rondel Street Shrewsbury Shropshire SY1 4FA	Single storey rear extension	No Objection
7.	25/01236/FUL	2 Woodside Drive Shrewsbury Shropshire SY3 9BW	Erection of two storey side extension & first floor side extension	No Objection
8.	25/01207/FUL	The Beehive Kingsland Road Shrewsbury Shropshire SY3 7AF	Ground floor extension & renovation works to existing dwelling	No Objection
9.	25/01192/FUL	20 Longden Avenue Shrewsbury Shropshire SY3 7RJ	Erection of single storey side and rear extension	No Objection
10.	25/01193/FUL	48 Porthill Gardens Shrewsbury Shropshire SY3 8SQ	Construction of new single storey flat roof extension to the rear of the property and two storey pitch roof extension above garage	No Objection
11.	25/01162/ADV	The Drayton 5 Shoplatch Shrewsbury Shropshire SY1 1HF	Installation of external illumination to existing shopfront signage	No Objection

Whilst the Town Council raises no objection to this application, Members fully support the Conservation Officer comments regarding the avoidance of additional building clutter over the historic passage entrance.

12.	25/01113/FUL	The Hollies 21 Sutton Road Shrewsbury Shropshire SY2 6DL	Creation of 6 apartments and construction of 12 town houses (3 affordable) within the grounds following the demolition of existing temporary structures	Representation
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Whilst the Town Council raises no objection to this application and are pleased to see the site being used, Members would like it confirmed that there is sufficient capacity for parking and the ingress/egress are all acceptable with the Highways Officer.

13.	25/01159/FUL	74 Frankwell Shrewsbury Shropshire SY3 8JR	Replace 9No. windows and 1No. door	No Objection
14.	25/01157/FUL	72 Frankwell Shrewsbury Shropshire SY3 8JR	Replacement windows and door	No Objection
15.	25/01134/LBC	The Drayton 5 Shoplatch Shrewsbury Shropshire SY1 1HF	Installation of LED illumination to shop front fascia signage	No Objection

Whilst the Town Council raises no objection to this application, Members fully support the Conservation Officer comments regarding the avoidance of additional building clutter over the historic passage entrance.

16.	25/01132/ADV	Proposed Coffee Shop To The North Of Whitchurch Road Shrewsbury Shropshire	Proposed signage in association with new coffee shop and drive-thru	No Objection
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Whilst the Town Council raises no objection to this application, the proposed number of signs does appear to be excessive.

17.	25/01122/FUL	14 Radbrook Road Shrewsbury Shropshire SY3 9BA	Extension and refurbishment to a residential dwelling	No Objection
18.	25/01102/FUL	6 The Dana Shrewsbury Shropshire SY1 2HP	Single storey rear extension, internal alterations and ramp to allow disabled access to and within the property for the owner/occupants	No Objection
19.	25/01020/FUL	41 Oak Street Shrewsbury Shropshire SY3 7RQ	Retrospective works inc. removal of wall, formation of access and driveway, hardstanding, fencing, bin enclosure	No Objection
20.	25/01245/TPO	1 Coach Road Bicton Heath Shrewsbury Shropshire SY3 5AU	Crown reduce 1no Cherry protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (Ref: SA/457)	No Objection
21.	25/01177/TCA	80 Underdale Road Shrewsbury Shropshire SY2 5EE	Fell 2no Apple Trees & 1no Plum within Shrewsbury Conservation Area	No Objection

Whilst the Town Council raises no objection to this application, members would like to see a replacement tree planted elsewhere.

22.	25/00955/FUL	47 Armoury Gardens Shrewsbury Shropshire SY2 6PL	Proposed single storey side extension	No Objection
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23.	25/00920/FUL	106 Battlefield Road Shrewsbury Shropshire SY1 4AQ	Erection of front extension following removal of existing front porch	No Objection
24.	25/00894/FUL	Unit 8 Meole Brace Retail Park Shrewsbury Shropshire SY3 9NB	Installation of additional mezzanine floorspace	No Objection
25.	25/01084/FUL	58 Tilstock Crescent Shrewsbury Shropshire SY2 6HH	Conversion of existing conservatory to dining/snug, existing walls to be built up with brick to match and new tiled roof over	No Objection
26.	25/01061/FUL	18 Well Meadow Road Shrewsbury Shropshire SY3 8UN	Single storey rear extension, insertion of new door and window in the side elevation and internal alterations	No Objection
27.	25/01051/FUL	36 Squinter Pip Way Shrewsbury Shropshire SY5 8PY	Erection of a rear extension	No Objection
28.	25/00856/FUL	Warner Furnishings Wenlock Road Shrewsbury Shropshire	Extension of dropped kerb access	No Objection

Councillor Lemon left the meeting.

29.	25/00958/FUL	12 Porthill Drive Shrewsbury Shropshire SY3 8RS	Proposed single storey rear extension together with a hip to gable dormer loft conversion	No Objection
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Whilst the Town Council raises no objection to this application, Members respectfully request the Case Officer investigates the window privacy issues raised.

Councillor Green left the meeting.

30.	25/01013/FUL	2 Condoover Drive Shrewsbury Shropshire SY2 6JD	Proposed dormer window and replacement bay window	No Objection
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Councillor Green re-joined the meeting.

31.	25/00945/FUL	19 Northwood Road Shrewsbury Shropshire SY2 5LH	Single storey rear extension	No Objection
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118.2 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 22 March – 11 April 2025

RESOLVED:

That the variance of planning decisions between the period 22 March – 11 April 2025 be noted.