

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 12 August 2025

PRESENT

Councillors J Daniels (Chairman), A Fejfer (substitute for Cllr Vasmer), H Hancock-Davies, A Mosley, J Tandy, E Micklewright (Substitute for Councillor Dean).

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dean, Pardy and Vasmer.

34/25 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.
Councillor Hancock-Davies	Declared an interest in application 25/02707/FUL as the applicant was known to him

35/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 8 July 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 8 July 2025 be approved and signed as a correct record.

36/25 MATTERS ARISING

There were no Matters Arising for consideration

37/25 HIGHWAYS ORDERS

37.1 Making of the legal order to divert part of FP 47Y Shrewsbury

The Town Clerk reported to Committee that Shropshire Council had provided the Town Council with a copy of a legal notice about the above-named Rights of Way Order made by Shropshire Council on 17th July 2025, along with a copy of the Order and a statement of reasons for making the order.

Shropshire Homes submitted a hybrid planning application in 2024 for a residential development which obtained planning permission for up to 400 dwellings and a care home under application 24/02808/OUT. The application was for a residential development of up to 400 dwellings and 80 bed care home (Use Class C2), access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure. This planning permission was granted on the 17 June 2025. Footpath 47Y currently runs from Restricted Byway 43 in a general north westerly direction, through the proposed development, the footpath if it was to remain on its Definitive line would be directly obstructed by the development. The applicant wished to divert the footpath onto a line running through the new development, taking the footpath away from houses whilst also providing a more suitable alternative for walkers through the open space. The diversion route would start and finish at the same points as the existing Definitive line of FP 47Y. This diversion was the first of two that would be required to allow development to take place.

RESOLVED:

That Council support the Rights of Way Order.

37.2 Changes to the speed limit on Pritchard Way, Shrewsbury

The Town Clerk reported to Committee that on 14 July 2025 Shropshire Council made an order to reduce the speed limit from 50mph to 30mph on the following length of road in Shrewsbury: That length of A5112 Pritchard Way from its junction with the Sutton Park Roundabout to a point approximately 97 metres north-east of that junction. These changes came into effect on 21 July 2025.

RESOLVED:

That the changes in speed limit on Pritchard Way be noted.

37.3 25/06798/NEWDEV Shropshire Council Street Naming & Numbering

The Town Clerk informed Committee that the Street Naming and Numbering section had been asked to provide official addresses in respect of Phase 1 of Residential Development - Phase 1 (102 x Plots) At Land North of Mytton Oak Road, Shrewsbury.

The development would require four new street names, and the Developer had put forward the following suggestions:

- Acorn Meadows
- Larchwood Way
- Sycamore Close
- Spindle Gardens

The proposed names were regarded to be suitable within the terms of the Street Naming & Numbering Policy.

RESOLVED:

That Council support the proposed street names.

38/25 CONSULTATION TELECOMS SITE ROYAL SHREWSBURY HOSPITAL

Cornerstone had sent correspondence to the Town Council informing them of the proposed base station upgrade at the hospital, with the proposal being the removal and replacement of 6no antennas.

The proposed works were minor and would be capable of assimilating into the surrounding environment. In this instance, the replacement antennas would utilise existing main support structures around the rooftop plantroom to maintain the site's existing visual appearance as far as practicable whilst also keeping the level of steelwork to a technical minimum. The replacement antennas on the northwestern and southwestern plantroom corners required a minor height increase of approximately 1m to allow optimal signal propagation and to also ensure compliance. It was essential for the site's functionality that the antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. A reduction in height would therefore detrimentally impact the site's functionality. Taken as a whole, the proposed antennas were small in scale, which would assimilate into the rooftop with minimal visual impact when considering the existing context and wider streetscape perspective.

RESOLVED:

That Council support the proposed works.

39/25 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration

40/25 PREMISES LICENCE APPLICATIONS

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

41/25 PLANNING APPLICATIONS

41.1 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 28 June – 1 August 2025.

RESOLVED:

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

1.	25/02840/TCA	Millrace Cottage Longmeadow Drive Shrewsbury Shropshire SY2 6NA	Crown lift by 1m 2no Oak & fell 3no Leylandii within Shrewsbury Conservation Area	No Objection
2.	25/02597/TPO	16 Kennedy Road Shrewsbury Shropshire SY3 7AB	Crown reduce by 3m 1no Plane & reduce height by approx. 2m to previous reduction points of 1no Lawson Cypress protected by the Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34	No Objection
3.	25/02758/FUL	Kingswood Kingsland Road Shrewsbury Shropshire SY3 7AF	Demolition of existing garage and construction of front and rear extensions	No Objection
4.	25/02734/FUL	111 Copthorne Road Shrewsbury Shropshire SY3 8NB	Erection of a replacement two storey rear extension, enlarging the existing second storey flat roof dormer and internal alterations	No Objection
5.	25/02455/FUL	Langland 5 Luciefelde Road Shrewsbury Shropshire SY3 7LB	Two storey rear extension	Representation

Whilst the Town Council does not raise any objections per se, the proposed windows on the side elevation may cause privacy issues for neighbouring properties. Members respectfully request that the Case Officer visits the site and view the proposal and potential impact on neighbouring properties.

6.	25/02707/FUL	1 Oakfield Road Shrewsbury Shropshire SY3 8AA	Erection of single storey side extension	No Objection
7.	25/02673/FUL	3 Wren Close Shrewsbury Shropshire SY1 4TU	New hipped roof to replace existing flat roof to front and side and garage conversion	No Objection
8.	25/02667/FUL	53 Kennedy Road Shrewsbury Shropshire SY3 7AA	New front dormer window to facilitate a staircase to the existing converted loft	Representation

The Town Council raises no objections to the applicants wish to better utilise an existing converted loft but Members believe that the style of the dormer on the front of the property is not in keeping with the property or neighbouring properties. Members would wish to see a more softening design.

9.	25/02658/FUL	Shrewsbury Sports Village Sundorne Road Shrewsbury Shropshire SY1 4RQ	Extension of the existing Shrewsbury Sports Village including Swimming Pools with viewing, Fitness Suite, Studios, Group Cycle and Ancillary Spaces	No Objection
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Whilst the Town Council raise no objections to this application, Members have concerns about the removal of parking spaces for the proposal and would like more information about provision of additional parking in the grounds to support increased parking demands that these new facilities will create.

10.	25/02596/TCA	Wilderhope House Pountney Gardens Shrewsbury Shropshire	Works to trees (See Report) within Belle Vue Conservation Area	No Objection
11.	25/02693/TCA	Cardington House 21 Dogpole Shrewsbury Shropshire SY1 1ES	Crown reduce by 30% 1no Portuguese Laurel within Shrewsbury Conservation Area	Representation

Whilst the Town Council raises no objections to tree pruning, Members feel that a 30% reduction is too excessive and request clarification as to the length of such reduction.

12.	25/02617/FUL	23 Kenwood Drive Shrewsbury Shropshire SY3 8SZ	House extension & interior reconfiguring	No Objection
13.	25/02216/ADV	Post Office Counters Upper Level Darwin Shopping Centre Pride Hill Shrewsbury Shropshire SY1 1BN	Display 2no. fascia signs and 1no. projecting sign	Representation

There appears to be confusion as to the illumination of these signs. The Town Council wishes to be clear that internally illumination of signage has always been fought against in the town centre as it neither preserves nor enhances the Conservation Area. If the applicant can clarify that signage is not internally illuminated, the Town Council will withdraw its objections.

14.	25/02603/LBC	The Shrewsbury Hotel Mardol Shrewsbury Shropshire SY1 1PU	Internal alterations to the bar area	No Objection
15.	25/02591/FUL	4 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Erection of a wooden garden shed	No Objection
16.	25/02590/FUL	12 Reabrook Avenue Shrewsbury Shropshire SY3 7QA	Single Storey Rear Extension	No Objection
17.	25/02574/LBC	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	Removal of existing signage and installation of new signage, redecoration to ground floor and part of the first floor including new flooring and wall finishes, minor changes to internal layouts	Representation

The Town Council raises no objections to this application per se, Members too, like the Conservation Officer, wish to seek assurance that internal alterations will not impact on the historic fabric of the building.

18.	25/02496/LBC	Joules 1 Mardol Head Shrewsbury Shropshire SY1 1HD	Minor works internal and roof works to ensure sufficient fire protection to a listed building following a recent fire in the basement Temporary propping to corroded beam under pavement - urgent action needed for health and safety reasons, Joules are in communication with Scott Gerrard at Shropshire Building Control	No Objection
19.	25/02527/FUL	27 Eastwood Road Shrewsbury Shropshire SY3 8YJ	Single storey side extension and improvements to existing dwelling and associated works	No Objection
20.	25/02539/TCA	2 The Old School St Georges Court Frankwell Shrewsbury Shropshire SY3 8BG	Reduce crown by max. one- third back to previous pruning marks of 1no. Plum tree within Shrewsbury Conservation Area	No Objection

21.	25/02532/TPO	5 Aspen Grove Shrewsbury Shropshire SY3 9RB	Reduce side extending towards house (5 Aspen Grove) and neighbours house (4 Aspen Grove) by max. 2m and remove deadwood and rubbing branches from throughout crown of 1no. Oak (T1) protected by the Shrewsbury and Atcham Borough Council (39 Radbrook Grove, Shrewsbury) Tree Preservation Order 1994 (SA/267)	No Objection
22.	25/02520/FUL	47 Kennedy Road Shrewsbury Shropshire SY3 7AA	Erection of a front garage extension to create a double garage with a flat roof, a new front boundary wall with electric sliding gate, a single-storey rear extension with flat roof and roof lanterns, a rear dormer window to replace two rooflights, and a sunken garden studio recessed into the sloped garden to minimise visual impact. The design aims to improve functionality and appearance while remaining in keeping with the character of the property and surrounding area	Representation

Whilst the Town Council does not raise any objections per se, members would like to be assured that materials proposed are compatible with the existing property and appropriate for the conservation area as the garage would be visible from the street frontage.

23.	25/02405/FUL	Cyngfeld 39 Kennedy Road Shrewsbury Shropshire SY3 7AA	Replacement of timber bay window with brick bay window, demolition of side lean-to extension and erection of 4 bay garage	Representation
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Whilst the Town Council acknowledges that this application is to erect a “show” rather than functional garage, it seeks assurances as to the proposed vehicular access to these garages and the levels of illumination given that this sits within the Shrewsbury Conservation Area. If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

24.	25/02521/LBC	31 Coton Hill Shrewsbury Shropshire SY1 2DZ	Replacement front door	No Objection
25.	25/02491/FUL	5 Cunningham Way Shrewsbury Shropshire SY1 3SR	Single storey extensions to front and rear, alterations to form additional living accommodation and extension to existing dropped kerb at front	No Objection
26.	25/02479/FUL	8A John Street Shrewsbury Shropshire SY1 2RZ	New dormer window structure to rear elevation to facilitate loft conversion and new rooflight to front elevation	Representation

The Town Council raises no objections to this application per se, Members feel that the erection of a dormer window is out of character with the property and location which is within the Conservation Area. The Town Council suggests a more aesthetic flat roof light source than a dormer which is overlooking neighbouring properties.

27.	25/02454/FUL	Belmont Bank House Belmont Bank Shrewsbury Shropshire SY1 1UB	Internal alterations to the existing single-storey ground floor extension, minor landscaping to the entrance steps, and the erection of a detached garages	No Objection
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Whilst the Town Council does not raise any objections, If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

28.	25/02443/LBC	Shrewsbury High School 28 - 32 Town Walls Shrewsbury Shropshire SY1 1TN	Passive fire safety works to fire resisting lines	No Objection
29.	25/02442/LBC	8 Belmont Shrewsbury Shropshire SY1 1TE	Internal repairs and improvements to include a single opening to the garage separating wall, repair and/or replacement of 9No. windows in total	Objection

The Town Council objects to the choice of replacement windows. This property is probably one of the finest examples of Georgian architecture within the town and conservation area. Any windows should be replaced on a like for like basis. This is particularly so for the 1st floor rear multi-pane sash window. Members also question the impact of double glazing to Georgian fenestration and request consideration on secondary glazing.

30.	25/02313/FUL	21 College Gardens Shrewsbury Shropshire SY3 9BF	Erection of 1No outbuilding	No Objection
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Whilst the Town Council do not raise any objections, If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

31.	25/02488/TCA	The Court House 11 Mount Street Shrewsbury Shropshire SY3 8QJ	Crown lift by removing 3-4 lowest branches of 1no Yew (T1), reduce by 3-4m 1no Goat Willow (T2), reduce branches overhanging carpark of 1no Norway Maple (T3) reduce by 1-2m 1no Bay (T5), reduce by 2-3m or to old pollard points 1no Lime (T4), reduce by 0.5-1m 1no Walnut (T7), reduce in half 1no Holly (T8) & reduce in height by approx. 4m group of Cypress (T6) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
32.	25/02378/FUL	The Hollies Mill Road Meole Brace Shrewsbury Shropshire SY3 9JT	Single storey rear extension and alterations to front landscaping	No Objection
33.	25/02360/FUL	9 Elstree Close Shrewsbury Shropshire SY3 9QF	Erection of single storey side extension including a marginal front projection to allow for side access to the proposed extension	Objection

The Town Council object to this application. The installation of the proposed side extension falls out with the general building line of the properties in this location. Members therefore question why this extension could not be set back to be flush with the existing property and the access to the boot room/utility be on the front elevation. If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

34.	25/02339/ADV	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	Erect and display 1no non-illuminated fascia sign, 1no non-illuminated projecting sign, 1no non-illuminated nameplate and 2no. sections vinyl window graphics	No Objection
35.	25/02337/FUL	21 Lingen Close Shrewsbury Shropshire SY1 2UN	Single storey rear extension and re model	No Objection

36.	25/02311/TCA	Former Stone Mason's Yard 94 Longden Road Shrewsbury Shropshire SY3 7HS	Fell 1no Ash within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
37.	25/02332/TCA	51 Trinity Street Shrewsbury Shropshire SY3 7PQ	Crown lift, thin and reduce 2no. Ash trees by one-third within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting
38.	25/02319/TCA	2 Gayfield Terrace Underdale Road Shrewsbury Shropshire SY2 5DG	Fell 1no Lawson Cypress (T1) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
39.	25/02158/FUL	166 Copthorne Road Shrewsbury Shropshire SY3 8LP	Erection of single storey rear extension and attic conversion	No Objection
40.	25/02317/ADV	16 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	1No internally illuminated fascia sign, 3No non illuminated fascia signs and 2No externally illuminated totem signs	Permission granted by Shropshire Council prior to the meeting
41.	25/02309/FUL	Orchard Place Longden Road Shrewsbury Shropshire SY3 9ED	Proposed garage	No Objection

Whilst the Town Council do not raise any objections, If permission is granted members request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

42.	25/02246/TPO	7 Manor Way Shrewsbury Shropshire SY2 5LN	Crown reduction by up to 40% of 1no Silver Birch (T1) protected by the Shrewsbury & Atcham Borough Council (Belvidere Paddocks) Tree Preservation Order 2005 (SA/411)	Objection
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The Town Council object to this application as the indicative 40% reduction is excessive. Does reducing the amount of garden maintenance justify the application for works to a TPO tree. Members believe there should be less of a reduction as this proposal is not best practice for the health of the tree.

43.	25/02259/TCA	Beverley Longmeadow Drive Shrewsbury Shropshire SY2 6NA	Fell 1no Holly within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
44.	25/02418/TCA	2 Belmont Shrewsbury Shropshire SY1 1TE	Reduce crown of 1no Holly (See Photo) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
45.	25/02236/TCA	19 Crescent Place Town Walls Shrewsbury Shropshire SY1 1TQ	Fell 1no Magnolia within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting

41.2 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 28 June – 1 August 2025

RESOLVED:

That the variance of planning decisions between the period 28 June – 1 August 2025 be noted.