

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 9 September 2025

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk), Michelle Farmer (Committee Officer) and Mr Chris Goode (Member of the public for application 25/02948/VAR).

APOLOGIES

Apologies were received from Councillor Hancock-Davies.

42/25 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.
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43/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 12 August 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 12 August 2025 be approved and signed as a correct record.

44/25 MATTERS ARISING

There were no Matters Arising for consideration

45/25 BUDGET SETTING PROCESS

The Town Clerk reported that the Responsible Financial Officer took a report to the last Policy & Resources Committee about engaging with the standing committees regarding setting the budget for 2026/27.

There were Planning Committee meetings scheduled for the 14 October and 11 November ahead of the Policy & Resources Committee starting budget setting on the 8 December. That meeting sets the policy direction for the budget and a draft budget will then be prepared for consideration on the 12 January which then recommends the final budget to the Full Council meeting on the 26 January ahead of our 31 January 2026 deadline.

Over the next two meetings time would be set aside to consider any funding requirements this Committee had for the RFO to consider as he developed the budget. In considering any budgetary item, they had to be mindful of their general powers to deliver and that it aligned with the Town Council Corporate Plan and the six pillars of;

- Building Resilient Communities
- Supporting Shrewsbury residents to live active and healthy lives through the provision of quality services
- Preserving Shrewsbury's Heritage
- Creating a greener and better-connected Shrewsbury
- Advancing a sustainable, resilient and efficient organisation
- Taking Positive action to tackle climate change

Councillor Dean felt that all six pillars of the Corporate Plan have a planning role to play apart from advancing a sustainable, resilient and efficient organisation. He outlined areas that the committee were looking at that may need resources. These included developing a forum to facilitate input into Local Plan, development of a Community Land Trust and expansions to the Design code.

46/25 DELEGATED AUTHORITY FOR TREE APPLICATIONS

The Town Clerk reported that there was a 3 week notice period for tree applications. The Planning Committee had agreed to move frequency of meetings from every 3 weeks to every 4 weeks. Due to this some of the tree application deadlines were being missed and Shropshire Council were making decisions before the Town Council had a chance to consult. The Town Clerk asked for Delegated Authority on the tree applications so herself and the Town Council Tree Officer could look at these applications and make a decision.

Councillor Jephcott commented that he did not wish for all of the tree applications to be delegated, and the committee needed to promote the idea of proactive tree management.

Members agreed that applications for pruning or crown reduction should be delegated but any felling should sit with the committee to decide.

Councillor Mosley asked if a brief paper could be produced for this proposal and brought to the next meeting.

RESOLVED:

That a decision on delegation be deferred to the next Planning Committee meeting and the Town Clerk be asked to prepare a brief report

47/25 HIGHWAYS ORDERS

47.1 Pedestrian crossings on The Mount and Shelton Rd

The Town Clerk reported that Shropshire Council had notified the Town Council of the proposal to establish Pedestrian Crossings as follows:

- Dual Toucan Crossing on SHELTON ROAD, SHREWSBURY at a point approximately 15 metres south-east of its junction with The Mount
- Dual Puffin Crossing on THE MOUNT, SHREWSBURY at a point approximately 25 metres north-east of its junction with Shelton Road

Members welcomed these proposals but questioned how similar requests were prioritised as most noted similar requests on their wards. Councillor Vasmer in his capacity of Shropshire Council Portfolio Holder for Highways would make enquiries.

RESOLVED:

That Council supports the proposed pedestrian crossings.

47.2 Confirmation of Public Path Diversion Order

The Town Clerk reported to Committee that this item was for noting only.

THE SHROPSHIRE COUNCIL (FOOTPATH 47Y (PART) TOWN OF SHREWSBURY) PUBLIC PATH DIVERSION ORDER 2025

As statutory consultee, Shropshire Council was required by law to serve the Town Council with notice of the final confirmation of this order, as confirmed by Shropshire Council on 28th August 2025. A copy of the Order and plan showing the changes to the footpath which would now be legally recorded on the Definitive Map of Public Rights of Way had been circulated to all members.

RESOLVED:

That the Confirmation of Public Path Diversion Order be noted.

48/25 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration

49/25 PREMISES LICENCE APPLICATIONS

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

50/25 PLANNING APPLICATIONS

50.1 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 August – 29 August 2025.

RESOLVED:

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

1.	25/03006/TCA	72 Bishop Street, Shrewsbury, SY2 5EZ	Fell 5no. conifers (T1-5) (and replace with alternative species) within Shrewsbury Conservation Area	No Objection
2.	25/03122/TCA	The Quarry, Shrewsbury	Fell and replace 5no. Lime trees (T1-T5) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
3.	25/03145/TCA	The River House, St Mary's Water Lane, Shrewsbury, SY1 2BX	Fell and replant 1no. Ash within Shrewsbury Conservation Area	No Objection
4.	25/03143/TPO	The River House, St Mary's Water Lane, Shrewsbury, SY1 2BX	Reduce crown by 1.5m to previous pruning points of 1no. Cherry tree protected by the Shrewsbury and Atcham Borough Council (Land off St. Mary's Water Lane, Shrewsbury) Tree Preservation Order 1995 (SA/299)	No Objection
5.	25/03142/TCA	23 Kennedy Road, Shrewsbury, SY3 7AB	Remove lower head height branches from 1no. Cherry, remove 2no. dead hung up boughs from 1no. Spruce and reduce height by 1.5m 1no. Holly within Shrewsbury Conservation Area	Representation

Whilst the Town Council does not raise any objections per se, there is no indication of the current height of the Holly Tree. This information should be provided with the application.

6.	25/03082/TCA	3 Brewhouse Cottages, Nettles Lane, Shrewsbury, SY3 8RJ	Reduce height to approx. 2.5m and trim sides of 1no. Holly (T3), prune all shrubs in G1 to ground level prune and all shrubs in G2 to fence line (see ref TGTC/2910) within Shrewsbury Conservation Area	No Objection
7.	25/03080/TPO	Oaklands, Laundry Lane, Shrewsbury, SY2 6ER	Fell 1no Holly (T124B) protected by the Shropshire Council (Land at or adjacent to Oaklands and Abbotsfield Drive) TPO 2012 (Ref: SC/00111/12)	No Objection

The Town Council raises no objection to this application but asks if there is room on the site to replant a replacement tree.

8.	25/03079/TCA	1 Brewhouse Cottages, Nettles Lane, Shrewsbury, SY3 8RJ	Raise crown to approx. 4.5m and sever ivy of 1no Ash within Shrewsbury Conservation Area	No Objection
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Whilst the Town Council does not raise any objections per se, there is no indication of the current height of the Ash Tree. This information should be provided with the application.

9.	25/03072/TCA	27 Kennedy Road, Shrewsbury, SY3 7AB	Fell 1no. Holly (T3), 1no. Wild Cherry (T4), 1no. Ash (T5) within Shrewsbury Conservation Area	No Objection
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The Town Council raises no objection to the application but asks if the Ash Tree could be replaced with an alternative tree.

10.	25/02916/FUL	Land North Welshpool Road, Bicton Heath, Shrewsbury	Hybrid planning application that seeks Full Planning Permission for the erection of a discount food store (Use Class E) and Outline Planning Permission for a retail unit, a drive-thru coffee shop, and residential development	Objection
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The Town Council object to the application on the following grounds.

- This development constitutes overdevelopment, cramming multiple uses on site with little regard for visual amenity, biodiversity or impact on existing infrastructure
- The proposed residential development has been shoe-horned into the site with a proposed access on a blind bend of Welshpool Road, which is already a principal route into the town with significant traffic

- The creation of drive-thru facilities will only exacerbate vehicle traffic to and from this site
- The layout of the supermarket given the desire to cram as much infrastructure as possible on site, has an overbearing effect on the character of the Welshpool Road and needs to be set back, similar to other comparable establishments on Welshpool Road
- Members have been most disappointed to see how a national company can be allowed to have such a devastating impact on a piece of land. The fact that the company has been allowed to get away with the removal of a well-established hedgerow without punitive recourse is a disgrace

11.	25/03059/TCA	15 Belmont, Shrewsbury, SY1 1TE	Fell 1no Yew within Shrewsbury Conservation Area	Objection
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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.

12.	25/02993/FUL	46 Monkmoor Avenue, Shrewsbury, SY2 5EB	Proposed rear infill extension and new pitched roof over with 2No. rooflights	No Objection
13.	25/02991/ADV	Unit 16, Stadium Point Business Park, Oteley Road, Shrewsbury, SY2 6NE	Erect and display 1No Internally Illuminated Fascia, 1No Signwall mounted advertisement, 1No Internally Illuminated wall mounted advertisement	No Objection
14.	25/02995/FUL	8 The Hawthorns Shrewsbury Shropshire SY3 7NA	Demolition of existing garage and formation of rear extension to form studio / work from home space and additional bedroom	No Objection

Whilst the Town Council does not raise any objections per se, members would like to be assured that the materials proposed are re-considered from render to a brick external finish to match the existing property.

15.	25/02988/FUL	1 Morville Road Shrewsbury Shropshire SY1 3ER	Erection of single storey rear extension	No Objection
16.	25/02948/VAR	Proposed Dwelling SW Of Millrace Cottage Longmeadow Drive Shrewsbury Shropshire	Variation of Condition No.2 attached to planning permission 19/01060/FUL to allow for an amended design	No Objection

17.	25/02952/FUL	Clinic Rear Of 26 Monkmoor Road Shrewsbury Shropshire SY2 5AP	Change of use of a Podiatry Clinic (E) to Use Class C2	Objection
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The Town Council 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.

18.	25/02959/TCA	Burlington Place Shrewsbury Shropshire SY3 7LF	Crown reduce by approx. 1.5m and shape and reduce encroachment of 5no Crab Apple and 1no Rowan (T1- T6), pruning back lowest branches by 2m of 1no Crab Apple (T6) within Belle Vue Conservation Area	No Objection
19.	25/02958/LBC	Flat 4 61 Abbey Foregate Shrewsbury Shropshire SY2 6BQ	Refurbishment and reconfiguration of a second- floor residential apartment	No Objection
20.	25/02961/FUL	49 Belvidere Road Shrewsbury Shropshire 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
21.	25/02871/TPO	25 Tanfield Shrewsbury Shropshire SY1 3XR	To crown reduce by 30% and remove epicormic growth and deadwood from 1no. Oak protected by The Shrewsbury Borough Council (Beechwood Drive) Tree Preservation Order 1971 (Ref: SA/56)	Representation

Whilst the Town Council does not object to the principle of this application, but no reason has been given for the large reduction as required. There is no detail of the length of reduction the 30% equates to. Not enough detail has been provided in this TPO application to make an informed decision.

22.	25/02950/ADV	17 High Street Shrewsbury Shropshire SY1 1SJ	Erect and display 2No non illuminated fascia signs and 1No non illuminated hanging sign	No Objection
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23.	25/02919/LBC	17 High Street Shrewsbury Shropshire SY1 1SJ	Removal and installation of non-illuminated signage	No Objection
24.	25/02847/TPO	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	Reduce by 25% 15no Yew protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021(Ref: SC/00479/21)	Objection

The Town Council objects to this application as no reason has been given for the required reduction as is a requirement for a TPO application. Not enough information has been provided by the applicant to make an informed decision.

25.	25/02472/FUL	34 Bynner Street Shrewsbury Shropshire SY3 7NZ	Removal of a section of boundary wall within Conservation Area	No Objection
26.	25/02909/ADV	FATFACE 4 The Square Shrewsbury Shropshire SY1 1LA	1No. fascia sign and 1No. projecting sign	No Objection
27.	25/02908/FUL	FATFACE 4 The Square Shrewsbury Shropshire SY1 1LA	Shopfront repair and refurbishment, new signage	No Objection
28.	25/02897/FUL	18 Rothley Close Shrewsbury Shropshire SY3 6AN	Single storey rear extension and conversion of the store and gym into ancillary accommodation	No Objection
29.	25/02457/LBC	53 The Mount Shrewsbury Shropshire SY3 8PP	Alterations to The Coach House including single- storey link to the house in association with change of use to self-contained residential annex	No Objection
30.	25/02456/FUL	53 The Mount Shrewsbury Shropshire SY3 8PP	Alterations to The Coach House including single- storey link to the house in association with change of use to self-contained residential annex	No Objection

31.	25/02882/VAR	17 To 19 Alma Street Shrewsbury Shropshire SY3 8QL	Variation of Condition No. 2 attached to permission 25/01311/FUL dated 22 May 2025	Representation
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The Town Council has made known its objections to dormer windows to the rear of this property. To create a single dormer across two properties adds to the excessive nature. The Town Council is however supportive of restoration of the front façade to match neighbouring properties.

32.	25/02945/TPO	Holly House 72B Ellesmere Road Shrewsbury Shropshire 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
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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.

33.	25/02940/TPO	Caldy Shepherds Lane Bicton Heath Shrewsbury Shropshire SY3 5EQ	Fell 1no Beech protected by the Shropshire Council (Land at the rear of The Orchards, Shepherds Lane, Bicton Heath, Shrewsbury) TPO 2014 (Ref: SC/00210/14)	No Objection
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The Town Council raises no objection as a significant amount of deadwood and a very sparse crown is shown in the photographs provided. Members would however like to see a tree replanted but at a safe distance from properties.

34.	25/02841/TPO	22 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	Fell 1no Lawson Cypress protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (Ref: SA/37)	Permission granted by Shropshire Council prior to the meeting
35.	25/02825/OUT	Proposed Residential Development Land To the North Of Redwing Fields Shrewsbury Shropshire	Outline application for the erection of up to 22 dwellings and all associated works (with all matters reserved)	Objection

The Town Council objects to this application on the following grounds:

- This site is on the edge of a Level 2 flood plain which regularly floods. Any infrastructure installed in this location will inevitably result in greater impact from flooding and a wider community impact. This site should remain as public open space for valuable flood mitigation.
- Access to the site from Redwing Fields is wholly unacceptable. This road was created to support existing housing stock and already result in difficulty for resident wishing to access onto Woodcote Way, an already busy carriageway. This site would need suitable 2-way road alignment.

36.	25/02774/LBC	8 Swan Hill Shrewsbury Shropshire SY1 1NQ	Installation of new cast iron downpipe and hopperhead to front elevation	No Objection
37.	25/02814/LBC	Adlard Tobacconist 6 Shoplatch Shrewsbury Shropshire SY1 1HF	Change of use of ground floor and cellar from Class E(a) to Hot Food Takeaway (Sui Generis use) including installation of a new shopfront and extraction system and conversion of upper floors to 3 apartments (part retrospective	No Objection

The Town Council raises no objection to the principle of this application but requests that further information is required from the applicant with regards to proposed signage and the colour of the paint finish given its location within one of the town's primary shopping streets. Members have no concerns with the extract pipe as it stands in the application but if the design did change it would need approval to ensure it has no visual impact on the area.

38.	25/02813/FUL	Adlard Tobacconist 6 Shoplatch Shrewsbury Shropshire SY1 1HF	Change of use of ground floor and cellar from Class E(a) to Hot Food Takeaway (Sui Generis use) including installation of a new shopfront and extraction system and conversion of upper floors to 3 apartments (part retrospective	No Objection
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The Town Council raises no objection to the principle of this application but requests that further information is required from the applicant with regards to proposed signage and the colour of the paint finish given its location within one of the town's primary shopping streets. Members have no concerns with the extract pipe as it stands in the application but if the design did change it would need approval to ensure it has no visual impact on the area.

39.	25/02752/FUL	Apartment 2 The Woodlands Abbey Foregate Shrewsbury Shropshire SY2 6LT	Extension of existing single garage to create larger, double garage with rear storage space	No Objection
40.	25/02699/FUL	Shelton Water Treatment Works Welshpool Road Shelton Shrewsbury Shropshire	Change of use of land to operational land for the installation of two covered reservoirs and associated development, including a pumping station, drainage and landscaping	Representation

Whilst the Town Council raises no objections to the principle of this application, given the need to maintain quality water supply for Shrewsbury, Members are however concerned that BNG mitigation proposals are not forthcoming at this early stage and should be considered now at planning stage than a post approval after thought. This warrants consideration by the Northern Planning Committee and request that the decision is not made under officer delegation.

41.	25/02760/TPO	The Anchor Inn Gloucester Road Shrewsbury Shropshire 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
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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.

42.	25/02120/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Temporary car park associated with the construction works at the hospital	No Objection
43.	25/02852/TCA	8 Summers Gardens Belle Vue Road Shrewsbury Shropshire SY3 7NS	Fell group of Ash within Belle Vue Conservation Area	Permission granted by Shropshire Council prior to the meeting
44.	25/02786/FUL	14 Berwick Road Shrewsbury Shropshire SY1 2LN	Demolition of existing lean-to structure and erection of single storey extension	No Objection
45.	25/02717/TCA	3 North Street Shrewsbury Shropshire SY1 2JG	Various works to 3no. Norway maple trees (T1, T2 & T3), 2no. Cherry trees (T4 & T5) and 1no. Sorbus tree (T6) (as per schedule) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
46.	25/02669/TPO	5 Lonsdale Drive Shrewsbury Shropshire SY3 9QJ	To reduce by approx. 2-3m 1no Beech (T1) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection

50.2 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 August – 29 August 2025

RESOLVED:

That the variance of planning decisions between the period 2 August – 29 August 2025 be noted.