

SHREWSBURY TOWN COUNCIL

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

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillor Dean.

71/25 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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72/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 11 November 2025, and 12 November 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 11 November 2025 and 12 November 2025 be approved and signed as a correct record.

73/25 MATTERS ARISING

73.1 Re-Consultation - Proposed Residential Development Land To The North Of Welshpool Road Bicton Heath

The Town Clerk informed Members that Cornovii Developments attended our Planning Meeting on 11 November as this development was now within Town Council boundary, and they wanted to hear Town Council views.

Their planning statement says the development mix meets the requirements and needs of the local areas, which was an inclusive mix of residential dwellings. The development proposed open market and affordable dwellings consisting of 1, 2, 3 and 4 bed dwellings in the form of apartments, detached, semi-detached and mews housing, providing a street scene of traditional and sympathetic architectural styles. The mix creates a variety of density and architecture.

The development proposes 57 dwellings (20%) affordable properties across the site in a range of 1, 2, 3 and 4 bedrooms. These properties would be indistinguishable from the open market properties creating a tenure blind street scene.

There were currently 13 public objections which varied from overdevelopment, local infrastructure, no adequate drainage, increased traffic volume, dependant on North West Relief Road and lacking in biodiversity enhancements.

Councillor Tandy, as ward member, objected to this application as Little Oxon Lane could not take the additional traffic and they needed to build the Oxon Link Road before considering this application as the North West Relief Road would not be going ahead. It would result in a cumulative impact on the highways.

Councillor Jephcott commented that the application was premature due to the unknown future of the NWRR and Oxon Link Road. The application should be paused, and Members should object to it at this stage.

RESOLVED:

Shrewsbury Town Council wishes to register a formal objection to the above application on the grounds of prematurity, cumulative highways impact, overdevelopment, and inadequate drainage and flood risk mitigation.

1. Dependence on the North West Relief Road (NWRR)

The submitted scheme is predicated on the future delivery of the North West Relief Road (NWRR) to mitigate transport impacts and provide appropriate access. However, as the delivery and funding of the NWRR remain uncertain, the Town Council considers that significant doubt exists as to whether this critical infrastructure will be delivered within the Local Plan period.

In the absence of the NWRR, all vehicular access would rely on Welshpool Road, which is already subject to congestion pressures at the Churncote Roundabout and A5 Trunk Road

junction. The proposal therefore fails to demonstrate safe and suitable access for all users, contrary to Paragraph 111 of the NPPF, which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. It is understood that National Highways has already raised concerns regarding the prematurity of this application on these grounds and has requested a delay in consideration pending the Council's formal decision on the North West Relief Road and any construction of a lesser Oxon Link Road.

This position is supported by Strategic Policy DP25 of the Shropshire Local Plan and Core Strategy Policy CS6, which require development to be accessible, sustainable, and integrated with the highway network.

2. Overdevelopment and Lack of Meaningful Public Open Space

The proposed layout represents overdevelopment of the site, with limited and fragmented green space provision. The applicant appears to have included sustainable urban drainage (SuDS) areas within the calculation of public open space, which does not constitute usable or accessible recreational space as envisaged by NPPF Paragraph 98 and Core Strategy Policy CS8 (Facilities, Services and Infrastructure Provision).

This approach fails to provide adequate opportunities for leisure, recreation, or biodiversity enhancement, contrary to Policy DP15 (Open Space) of the Draft Local Plan.

3. Drainage and Flood Risk

Members are deeply concerned about the adequacy of drainage proposals for this site. The area already exhibits a known propensity to flood, and there is insufficient technical evidence to demonstrate that runoff will be managed in accordance with NPPF Paragraph 159–169 (Flood Risk and Climate Change) and Core Strategy Policy CS18 (Sustainable Water Management).

The proposal does not clearly demonstrate that surface water can be contained within the site during extreme rainfall events, nor that development will not exacerbate off-site flood risk.

In summary, Shrewsbury Town Council objects to this application on the following grounds:

- 1) The proposal's reliance on the North West Relief Road renders the transport assessment and access strategy unsound.
- 2) The use of Welshpool Road for sole access creates unacceptable cumulative pressures on the local highway network.
- 3) The scheme constitutes overdevelopment, with inadequate provision of meaningful public open space.
- 4) The site suffers from insufficient surface water management and high flood risk.

Accordingly, the Council considers the proposal to be contrary to the NPPF (Paragraphs 111, 98, 159–169) and the Shropshire Local Plan policies CS6, CS8, CS18, DP15, and DP25, and respectfully requests that Shropshire Council refuses this application. Given this application is submitted by Shropshire Council's own housing development company the Town Council would respectfully suggest that this application be withdrawn and reconsidered once the Council has reviewed its wider highways infrastructure priorities for the area.

74/25 RESPONSE TO CURRENT CONSULTATIONS

The Town Clerk reported that subsequent to the extraordinary Planning Meeting held on 12 November, she had drafted responses to the live consultations for

These responses were discussed at Full Council in November and on the whole, members were supportive of the responses. The Chairman of the Planning Committee, Councillor Dean, had suggested minor amendments to the Design Code response to reflect wider sustainability, densification requirements in the town centre and greater involvement of the Town Council in pre-application discussions. Approval for the final responses was further delegated to the Planning Committee based on these minor amendments. The Town Clerk had circulated final drafts for consideration.

RESOLVED:

That the response to the following Planning Documents be approved and forwarded to Shropshire Council

- **Draft Shrewsbury Town Centre Design Code**
- **Design of New Dwellings Supplementary Planning Document Consultation**
- **Design of Residential Extensions and Alterations Supplementary Planning Document Consultation**

75/25 HIGHWAYS ORDERS

75.1 Notification: changes to the parking restrictions around Meole Brace Golf Club.

The Town Clerk reported to Committee that on 11 November Shropshire Council made an order to introduce the following parking restrictions in Shrewsbury:

No Waiting at Any Time on the Entry and Exit Loop Road for Meole Brace Golf Club (both sides) Between its northern and southern junctions with the B4380 Oteley Road. These changes came into effect on 15 November 2025.

RESOLVED:

That the notification of changes to the parking restrictions around Meole Brace Golf Club be noted.

76/25 TREE PRESERVATION ORDERS

76.1 The Shropshire Council (Land at 37 Wenlock Road, Shrewsbury) TPO 2025

The Town Clerk reported to Members that this item was for noting only. The above TPO was confirmed on 4 December 2025, and confirmation of the order had been sent out to members prior to the meeting.

Councillor Jephcott welcomed the TPO and commented that he would like to check the trees within his ward that should have TPO's on them, but they did not. The Town Clerk responded by clarifying that a TPO was placed on a tree if it was at threat and Councillors must be cautious of doing this within their wards.

RESOLVED:

That the Shropshire Council (Land at 37 Wenlock Road, Shrewsbury) TPO 2025 be noted

77/25 PREMISES LICENCE APPLICATIONS

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

78/25 PLANNING APPLICATIONS

78.1 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 1 November – 28 November 2025.

RESOLVED:

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

1.	25/04516/TCA	6 Column House Gardens Preston Street Shrewsbury Shropshire SY2 5GY	Crown reduce by 1.5-2m to previous pruning points of 1no Field Maple within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

2.	25/04421/TCA	The Glen Coton Crescent Shrewsbury Shropshire SY1 2NZ	Reduce canopy of 1no. Cherry (See Photo) within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

3.	25/04354/FUL	87 Meole Rise Shrewsbury Shropshire SY3 9JE	Single story rear extension to an existing dwelling	No Objection
4.	25/04405/TPO	Montgomery House Sundorne Road Shrewsbury Shropshire SY1 4RQ	Prune branches overhanging building by up to 3 metres from 1no. Oak protected by the Shropshire Council (Land at the TA Centre, Sundorne Road, Shrewsbury) TPO 2013 (SC/00147/13)	No Objection

Decision made under Town Clerk's delegated authority.

5.	25/04471/TCA	58 Underdale Road Shrewsbury Shropshire SY2 5DX	Crown reduction (as per schedule) of 1no. Yew within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

6.	25/04350/FUL	16 Priory Drive Shrewsbury Shropshire SY3 9EF	Single storey extension and external alterations	No Objection
7.	25/04351/FUL	10 Oadby Way Shrewsbury Shropshire SY3 5PL	Proposed single-storey extension to connect the main house with the double garage, including internal alterations and a porch	No Objection
8.	25/04431/TCA	28 Havelock Road Shrewsbury Shropshire SY3 7NE	Reduce in height by approx. 50 percent 1no. Holly within Belle Vue Conservation Area	No Objection

Decision made under Town Clerk's delegated authority.

9.	25/04368/TCA	Cranmer House 3 The Limes Pountney Gardens Shrewsbury Shropshire SY3 7NU	Fell 3no. Damson trees and crown reduce by 4-6ft 6no. trees (Group 1), trim to shape 1no. Holly (T2) and reduce height by approx. 5ft and trim 1no. Cypress (T3) within Belle Vue Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

10.	25/04334/FUL	The Column Nursery Bell Lane Shrewsbury Shropshire SY2 5HJ	New nursery building and associated alterations	No Objection
11.	25/04327/FUL	4 The Mount Shrewsbury Shropshire SY3 8PS	Erection of replacement entrance porch, removal of balcony, replacement windows and doors	No Objection

12.	25/04314/FUL	24 And 24A Copthorne Road Shrewsbury Shropshire SY3 8NL	Two storey extension and associated alterations	No Objection
13.	25/04191/LBC	12 Princess Street Shrewsbury Shropshire SY1 1LP	Installation of a mechanical bathroom extractor fan	No Objection
14.	25/04246/FUL	Cyngfeld 39 Kennedy Road Shrewsbury Shropshire SY3 7AA	Erection of timber framed porch, closure of two accesses and the creation of a single central access and associated boundary treatment	Representation

Whilst the Town Council does not object to this application per se, Members do fully endorse the comments of the Conservation Officer around the retention of the existing entrance piers.

15.	25/04297/FUL	49 Belvidere Road Shrewsbury Shropshire SY2 5LX	Single storey side and rear extension to create self-contained annex with internal alterations	No Objection
16.	25/04270/FUL	8 Balliol Way Shrewsbury Shropshire SY3 6AP	Erection of a single storey side extensions to form a new attached garage	No Objection
17.	25/04242/FUL	34 Netley Road Shrewsbury Shropshire SY3 9PB	Formation of parking area and extension to dropped kerb	Representation

Whilst the Town Council does not object to the formation of a parking area as they recognise the need for parking, Members request that a porous tarmac is used to address surface water run off onto the highway.

18.	25/04230/FUL	2 Woodcote Way Shrewsbury Shropshire SY2 5SJ	Construction of new driveway which would necessitate a dropped kerb	No Objection
19.	25/04336/TPO	1 Woodbank Drive Shrewsbury Shropshire SY3 8RW	Crown reduce by 20 percent (3m) 3no. Lawson Cypress (Trees A-C) protected by The Borough of Shrewsbury (Woodfield Estate) Tree Preservation Order 1966 (SA/19)	No Objection

Decision made under Town Clerk's delegated authority.

20.	25/04335/TCA	Swan Hill Court House Swan Hill Court Shrewsbury Shropshire SY1 1NP	Crown reduce, thin and lift 1no. London Plane (Tree A), crown reduce 1no. Holly (Tree B), remove branch from 1no. Scots Pine (Tree C) and crown reduce 1no. Holly (Tree D) (as per schedule) within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

21.	25/04329/TCA	2 Oakley Grange Oak Street Shrewsbury Shropshire SY3 7RS	Fell 1no. conifer tree (T1) within Belle Vue Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

22.	25/04325/TCA	34 Coton Crescent Shrewsbury Shropshire SY1 2NZ	Fell 2no. Poplar trees within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

23.	25/04248/LBC	Car Park At Whitehall Monkmoor Road Shrewsbury Shropshire SY2 5AP	Additional alterations to those approved under 24/03898/LBC to the Grade II listed coach house building, specifically Plot CO3, to remove the chimney below roof level, installation of new stair to gain access to first floor with first floor to continue over existing stair opening	No Objection
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24.	25/04294/TPO	1 Oak Street Shrewsbury Shropshire SY3 7RH	Reduce back from garden by up to 2m 1no Sycamore (T1) & crown reduce by up to 1.5m and prune back to previous pruning points group of approx. 9no Yew (H2) protected by the Shrewsbury & Atcham Borough Council (Oakley Grange) Tree Preservation Order 2002 (Ref: SA/364)	No Objection
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Decision made under Town Clerk's delegated authority.

25.	25/04253/TCA	Alton Flats Alton Terrace Belle Vue Road Shrewsbury Shropshire	Prune overhang back at 2m and reduce height to approx. 4m of group of self-set trees (See Photos) within Belle Vue Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

26.	25/04228/TCA	24 Coton Crescent Shrewsbury Shropshire SY1 2NZ	Remove co-dominant stem from 1no Sycamore (T1) & pollard to just above join 1no Oak (T2) within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

27.	25/04144/ADV	Meole Service Station Hereford Road Belle Vue Shrewsbury Shropshire SY3 7RE	Erection of 1No internally illuminated D6 advertisement	Representation
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Whilst the Town Council does not object to the application per se, members note that signage and illuminated advertisements are increasing across the service sector becoming more unnecessary and intrusive.

28.	25/03718/FUL	The River House St Marys Water Lane Shrewsbury Shropshire SY1 2BX	Construct a stone wall on our boundary adjacent to the River Severn tow path to replace an existing metal fence	No Objection
29.	25/04182/FUL	35 Longden Road Shrewsbury Shropshire SY3 7HD	Single storey side extension	No Objection
30.	25/04146/FUL	Belgravia Court Abbey Foregate Shrewsbury Shropshire	Replacement of all existing timber sash windows, entrance doors and French doors	No Objection
31.	25/04234/TCA	Castlewalk Public Open Space Underdale Road Shrewsbury Shropshire	Various works to trees (as per schedule) within Shrewsbury Conservation Area	No comment made as Shrewsbury Town Council is the applicant
32.	25/04153/FUL	53 Bishop Street Shrewsbury Shropshire SY2 5HD	Proposed single storey wrap-around rear and side extension	No Objection

33.	25/04130/LBC	17 Hills Lane Shrewsbury Shropshire	Change of use from drinking establishment to selling hot and cold takeaway food	Representation
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Whilst the Town Council raises no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on a listed building.

34.	25/04129/FUL	17 Hills Lane Shrewsbury Shropshire	Change of use from drinking establishment to selling hot and cold takeaway food	Representation
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Whilst the Town Council raises no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on a listed building.

35.	25/04203/TCA	28 Kennedy Road Shrewsbury Shropshire SY3 7AB	Crown reduce by max. 3m, remove deadwood and remove lowest left hand side branch from 1no. Sycamore (T2) within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

36.	25/04202/TCA	39 St Michaels Gate Shrewsbury Shropshire SY1 2HL	Fell 1no. Birch within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

37.	25/04199/TPO	18 Elstree Close Shrewsbury Shropshire SY3 9QF	Reduce crown by 1-2m back to previous pruning points (25 percent reduction) of 1no. Cherry tree (Tree A) protected by Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002	No Objection
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Decision made under Town Clerk's delegated authority.

38.	25/04198/TCA	9 Primrose Terrace St Michaels Street Shrewsbury Shropshire SY1 2EY	Fell 1no. Malus (Tree A) and reduce crown by up to 30 percent of 1no. Magnolia (Tree B) within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

39.	25/04132/LBC	First And Second Floors At 17A Hills Lane Shrewsbury Shropshire SY1 1QU	Conversion of upper floors to 3No. apartments	Representation
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Whilst the Town Council raises no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on a listed building.

40.	25/04131/FUL	First And Second Floors At 17A Hills Lane Shrewsbury Shropshire SY1 1QU	Conversion of upper floors to 3No. apartments	Representation
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Whilst the Town Council raises no objections to this application per se, Members fully support the comments raised by the Conservation Officer in relation to the request for further information before there are any changes on a listed building.

41.	25/04119/TPO	28 Kennedy Road Shrewsbury Shropshire SY3 7AB	Crown reduce by max. 2m, remove deadwood and prune by 1.5-2m to clear lamppost 1no. Cedar (T1) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969	No Objection
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Decision made under Town Clerk's delegated authority.

42.	25/04097/TPO	Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FS	Various works to trees as per attached tree survey with exception of 2no Ash which are to be felled (T176&T263) protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003	No Objection
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Decision made under Town Clerk's delegated authority.

43.	25/03715/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	No Objection
44.	25/03873/FUL	Ruby Cottage Shrewsbury Shropshire SY1 4DA	Erection of detached double garage (retrospective)	No Objection

45.	25/04013/TCA	Oak Cottage Cotton Hill Shrewsbury Shropshire SY1 2DZ	Fell 1no Ash within Shrewsbury Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

46.	25/03984/TCA	48 Trinity Street Shrewsbury Shropshire SY3 7PQ	Reduce by 2m 1no Himalayan Birch within Belle Vue Conservation Area	No Objection
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Decision made under Town Clerk's delegated authority.

47.	25/03983/TPO	The Rhyddings 43 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	Reduce by 1m to the boundary and remove low limb lifting canopy on that side by around 4m of 1no Lawson Cypress (T1) & fell 1no Norway Spruce (T2) protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968	No Objection
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Decision made under Town Clerk's delegated authority.

48.	25/04001/FUL	Proposed Dwelling East Of The Brewery Longden Coleham Shrewsbury Shropshire	Erection of a new dwelling (Renewal of planning permission 22/05020/FUL)	No Objection
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78.2 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 1 November – 28 November 2025.

As ward member, Councillor Vasmer was disappointed with the granting of permission from Shropshire Council on application 25/03291/FUL. There had been no account of the vegetation already removed as it was a retrospective application and the second letter received from the Environment Agency was disappointing.

RESOLVED:

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

78.3 Schedule of Tree Applications

The Town Clerk submitted the schedules of valid tree applications for planning consent within the Town Council's area, which had been registered between 1 November – 28 November 2025. Decisions had been made under the Town Clerk's delegated authority.

RESOLVED:

That the comments be submitted to Shropshire Council