

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 13 January 2026

PRESENT

Councillors J Dean (Chairman), J Daniels, B Jephcott, A Mosley, 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 Hancock-Davies & Pardy.

81/25 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 Dean	Declared he was also the Chairman of Northern Planning Committee

82/25 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 9 December 2025 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 9 December 2025 be approved and signed as a correct record.

83/25 MATTERS ARISING

There were no Matters Arising for consideration

84/25 HIGHWAYS ORDERS

84.1 Notification: changes to traffic regulations around Shrewsbury Station

The Town Clerk reported to Committee that this item was for noting. Information relating to this had been circulated to members prior to the meeting. Shropshire Council confirmed that the changes came into effect on 18 December 2025.

RESOLVED:

That the notification of changes to traffic regulations around Shrewsbury Station be noted.

85/25 TREE PRESERVATION ORDERS

85.1 SC/00566/25 Shropshire Council (Land between Beehive Lane and Longden Road) TPO 2025 – Consultation

The Town Clerk reported that a copy of the Notice and Provisional Order for the Shropshire Council (Land between Beehive Lane and Longden Road) was created on the 17 December 2025. If members wished to make any written representations of this Order they were invited to send in written comments, in accordance with the requirements specified in the Notice by 17 January 2026.

Councillor Dean commented that this was a temporary woodland order with a view to making it permanent of which residents would be in full agreement with. This area was a nature corridor, and it was good to have the order in place to protect the whole valley from development.

RESOLVED:

That the Town Council supports the temporary order and hopes it be made permanent at a later date.

86/25 PREMISES LICENCE APPLICATIONS

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

87/25 PLANNING APPLICATIONS

87.1 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 29 November 2025 – 5 January 2026.

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

1.	25/04688/FUL	Baschurch House, Abbey Foregate, Shrewsbury, SY2 6BL	Single storey rear extension to Baschurch House.	No Objection
2.	25/04699/FUL	Astley House, Abbey Foregate, Shrewsbury, SY2 6BL	Single storey rear extension and removal of rear garage and car port	No Objection
3.	25/04555/FUL	15 Laundry Lane, Shrewsbury, SY2 6ER	Erection of a single storey rear extension, existing garage conversion to habitable room, alterations to front elevation to include new entrance door, render to front elevation and widening of existing driveway/parking area.	No Objection
4.	25/04691/VAR	Proposed Dwelling SW Of Long Meadow 127B Longmeadow Drive Shrewsbury Shropshire	Variation of Condition No. 2 (approved plans) attached to permission 19/05448/FUL (allowed on Appeal APP/L3245/W/20/3248140	No Objection

Councillor Vasmer joined the meeting.

5.	25/04679/FUL	21 York Road Shrewsbury Shropshire SY1 3RB	Single storey flat roof extension to the gable elevation	No Objection
6.	25/04664/FUL	73 St Julians Crescent Shrewsbury Shropshire SY1 1UD	Installation sun tube and front door canopy	No Objection
7.	25/04554/FUL	17 Greyfriars Road Shrewsbury Shropshire SY3 7EP	Demolish and replace existing rear extension, conversion of loft space and installation of rooflights, alterations to driveway entrance and extend dropped kerb	Representation

Whilst the Town Council raises no objections to the principle of this application, Members fully support the Conservation Officer comments and question whether the area of space should be conserved. The proposed widening of the wall appears to be excessive and should be retained as much as possible.

8.	25/04361/REM	Proposed Residential Development Land And Wellbeing Hub North Of Thrower Road Shrewsbury Shropshire	Approval of reserved matters (layout, scale, appearance and landscaping) for 226No. dwellings pursuant to planning consent 24/02907/OUT	Objection
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The Town Council object to this application on several aspects:

- (i) **Play** - There are no play facilities shown within this development with all the green space appearing to be attenuation ponds. There needs to be leisure and play space made available to new residents. There is a lack of meaningful Public Open Space.
- (ii) **Housing Type** - The housing examples shown by the developer do not suit the Shrewsbury architectural vernacular and should be reconsidered.
- (iii) **Travel Plan** – Members were disappointed to note that the travel plan refers to a carshare scheme in Harrogate. Members therefore question whether this is a generic cut and paste Travel Plan or actively refers to plans for this site. The Plan mentions a travel plan co-ordinator. Could it be confirmed if this co-ordinator is aware of the area as it should be a local appointee with awareness of the area and transport options. Shropshire Council should consider the use of their Active Travel Officers to become co-ordinators. There is a lack of ambition within the travel plan regarding transport. The modal shifts are unambitious showing cycling up from 8% to 12% and walking from 20% to 26%. A more robust plan is required. The application also requires more cycle routes. It appears to be a car-centric development with no clear link into existing networks.
- (iv) **Wellbeing Hub** -The wording for the proposal also states a Wellbeing Hub but there is no indication of this within the plans provided. Could further information be provided about this by the developer.

9.	25/04312/LBC	Lucroft Castle Gates Shrewsbury Shropshire SY1 2AD	Internal alterations associated with conversion of hotel into three flats	No Objection
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Whilst the Town Council does not object to this application per se, Members do fully endorse the comments of the Conservation Officer around additional information to the proposed rooflights.

10.	25/04137/FUL	60 Stapleton Road Shrewsbury Shropshire SY3 9LT	Erection of a porch	No Objection
11.	25/04636/FUL	1 Rutland Shrewsbury Shropshire SY1 3QG	Single Storey flat roof extension to the rear and gable elevation	No Objection
12.	25/04608/FUL	East Wing Sycamore House Sitka Drive Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG	Change of use from Class E to Class F	No Objection

13.	25/04600/OUT	Proposed Dwelling West Of Woodcote House Mytton Oak Road Shrewsbury Shropshire	Outline planning (to include access) for the development of a single dwelling with associated garaging	Representation
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Whilst the Town Council does not object to this application per se, there does appear to be access issues for this proposed development on to the pedestrian network. It is an isolated property on an undeveloped greenfield site. It would require pedestrian routes from the site to the existing network. Members fully endorse the comments raised by the Highways Officer.

14.	25/04587/FUL	28 Kemps Eye Avenue Shrewsbury Shropshire SY3 7QW	Replacement of garage, alterations and extension to dwelling, loft conversion	No Objection
15.	25/04534/FUL	93 Preston Street Shrewsbury Shropshire SY2 5PN	Rear extension to incorporate bedroom and wet room	No Objection
16.	25/04545/FUL	45 Larkhill Road Shrewsbury Shropshire SY3 8XA	Proposed garage conversion, demolition of conservatory and formation of dining room extension, external modifications and rendering of brickwork	No Objection
17.	25/03853/FUL	Footpath Outside 5 Castle Street Shrewsbury Shropshire SY1 2BD	Installation of BT Street Hub Unit with advertisement panels	Objection

The Town Council strongly object to the installation of street hubs as they have no place within the town centre. They do not have a place within the evolving Design Code and are not in keeping within the Conservation Area. Large, internally illuminated signs are not acceptable in this location. Members fully endorse the comments of the Conservation Officer.

18.	25/03854/ADV	Footpath Outside 5 Castle Street Shrewsbury Shropshire SY1 2BD	Installation of BT Street Hub Unit with advertisement panels	Objection
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The Town Council strongly object to the installation of the street hubs as they have no place within the town centre. They do not have a place within the Design Code and are not in keeping within the Conservation Area. Large, illuminated signs are not acceptable in this location. Members fully endorse the comments of the Conservation Officer

19.	25/04544/FUL	34 Crowmere Road Shrewsbury Shropshire SY2 5HX	Proposed two-storey rear extension, new front porch and rendering of brickwork	No Objection
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20.	25/04538/LBC	12 Princess Street Shrewsbury Shropshire SY1 1LP	Internal and external alterations to include erection of single storey extension	Representation
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Whilst the Town Council do not object to the principle of the application, it does endorse the Conservation Officer comments that further information is required from the applicant as there is a lack of clarity regarding clearance height and more information regarding the proposed cellar works.

21.	25/04537/FUL	12 Princess Street Shrewsbury Shropshire SY1 1LP	Internal and external alterations to include erection of single storey extension	Representation
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Whilst the Town Council do not object to the principle of the application, it does endorse the Conservation Officer comments that further information is required from the applicant as there is a lack of clarity regarding clearance height and more information regarding the proposed cellar works.

22.	25/04472/FUL	62 Meole Crescent Shrewsbury Shropshire SY3 9ER	Erection of single storey rear and two storey side extensions	No Objection
23.	25/04493/FUL	Holy Cross Care Home 150 Abbey Foregate Shrewsbury Shropshire SY2 6AP	Demolition of existing conservatory and proposed rear extension	No Objection
24.	25/04239/FUL	61 The Mount Shrewsbury Shropshire SY3 8PL	Replacement of existing timber windows with like for like white grain upvc vertical sliders	Objection

The Town Council objects to this application on conservation grounds. This property is of significance in The Mount, an established part of the Conservation Area. Here it is expected that any windows would be on a like for like basis and would be of timber replacement rather than UPVC. Given the size and significance of this property these additions neither preserve or enhance the Conservation Area.

25.	25/04468/FUL	211 New Park Road Shrewsbury Shropshire SY1 2SW	Single storey rear extension	No Objection
26.	25/04448/FUL	35A Wyle Cop Shrewsbury Shropshire SY1 1XF	Increase in roof height and creation of a one-bedroom first floor flat above an existing storage building	Representation

Whilst the Town Council does not object to this application per se, Members do fully endorse the comments of the Conservation Officer around roof height and designs.

27.	25/04447/FUL	Union Wharf House St Marys Water Lane Shrewsbury Shropshire SY1 2BX	Proposed entrance gate, windows/doors and flood barriers	No Objection
28.	25/04443/FUL	Belle Vue Tavern 115 - 117 Belle Vue Road Shrewsbury Shropshire SY3 7NJ	Part change of use and reinstatement of dwelling	Representation

Whilst the Town Council does not object to this application per se, Members do fully endorse the concerns raised by both the Conservation Officer and member of the public and should be taken into consideration by the Case Officer.

29.	25/04428/FUL	12 Mountwood Park Shrewsbury Shropshire SY3 8PJ	Single storey front extension	No Objection
30.	25/04417/LBC	4 Mardol Shrewsbury Shropshire SY1 1PY	Minor shopfront refurbishment and an internal fit out affecting a grade II listed building	No Objection
31.	25/04399/FUL	Unit 6 Lancaster Road Shrewsbury Shropshire SY1 3LG	Change of use of existing warehouse unit from use class B2 to, Motorcycle showroom with associated workshop (Sui Generis)	No Objection
32.	25/04391/FUL	8 Emscote Shrewsbury Shropshire SY1 3YS	Single storey rear extension	No Objection
33.	25/04389/FUL	Gates Garth 35 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	Erection of a single-storey rear extension and replacement of the existing conservatory, including improvements to the existing terrace and enhanced connectivity to the garden	No Objection

87.2 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 29 November 2025 – 5 January 2026

RESOLVED:

That the variance of planning decisions between the period 29 November 2025 – 5 January 2026 be noted.

87.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 29 November 2025 – 5 January 2026.

RESOLVED:

That the following comments be submitted to Shropshire Council:

1.	25/04850/TCA	Severn Lodge 22 Hunter Street Shrewsbury Shropshire SY3 8QN	To fell 6no. Cupressus and 1no. Prunus and to carry out various works to 16no. trees of various species (as per schedule) within Shrewsbury Conservation Area	No Objection
2.	25/04815/TPO	14 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Fell 1no. Lime tree protected by the Shrewsbury & Atcham Borough Council (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (SA/384)	No Objection
3.	25/04795/TCA	1 Water Lane Shrewsbury Shropshire SY3 8JH	Fell to high stump 1no. Yew (T1), prune all over by approx. 8ft 1no. Willow (T2) and reduce crown all over by approx. 8ft 1no. Yew (T3) (as per schedule) within Shrewsbury Conservation Area	No Objection
4.	25/04765/TCA	37 Wenlock Road Shrewsbury Shropshire SY2 6JR	Fell and replace with beech 1no Monterey Cypress within Shrewsbury Conservation Area	No Objection

The Town Council raises no objections to the application, but could it be clarified if this tree needs to be replaced or was the replanting included in other applications in 2025

5.	25/04408/TCA	11 Drawwell Street Shrewsbury Shropshire SY3 7RF	Reduce in height and diameter by 2-3m and maintain size through cyclical pruning for a period of 10 years 1no Willow within Belle Vue Conservation Area	No Objection
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Whilst the Town Council raises no objections, could they limit the timescale if appropriate to 3 to 4 years before having to re-apply again. We do not believe the planning authority can make the timescale open-ended.

6.	25/04751/TCA	79 Coton Hill Shrewsbury Shropshire SY1 2DP	Overall secondary branch length reduction of up to 1.5m, taken to suitable growing points, of 1no. Persian Ironwood tree within Shrewsbury Conservation Area	No Objection
7.	25/04749/TPO	Site Of Lord Hill Hotel Abbey Foregate Shrewsbury Shropshire	Fell 1no. Ash (T14) and 1no. Holly (T15) protected by The Shrewsbury Borough Council (Abbey Foregate 130-131) Tree Preservation Order 1971 (SA/58)	No Objection
8.	25/04639/TPO	1 The Lees Bicton Heath Shrewsbury Shropshire SY3 5BD	Reduce the west side by 2 metres and reduce the north and south sides and top by 1-1.5 metres and remove the epicormic growth on the trunk to the height of the main union from 1no. Oak protected by the SABC (Land at and surrounding Bicton Heath North) TPO 2008 (SA/457	No Objection
9.	25/04701/TCA	10 Tudor Gate Shrewsbury Shropshire SY3 8NZ	Fell 2no. Birch (T1 and T2) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council raises no objections to this application could replacement trees be planted. Were the trees planted as a planning condition?

10.	25/04591/TCA	13 Canon Street Shrewsbury Shropshire SY2 5HG	Fell 1no. Silver birch (T1) and 1no. tree of unknown species (T2) within Shrewsbury Conservation Area	No Objection
11.	25/04436/TCA	53 Underdale Road Shrewsbury Shropshire SY2 5DX	To crown reduce 1no. Weeping Willow (T1) by approx. 40 percent and 1no. Weeping Willow (T2) by 30 percent, and to remove a dead limb and crown reduce 1no. Apple tree (T3) by 25 percent and maintain at that size for a period of five years within Shrewsbury Conservation Area	No Objection
12.	25/04571/TCA	50 North Street Shrewsbury Shropshire SY1 2JL	Fell 1no Ornamental Cherry and replace with smaller tree within Shrewsbury Conservation Area	No Objection
13.	25/04553/TPO	11 Squirrel Walk Bicton Heath Shrewsbury Shropshire SY3 5DU	Crown reduce by approx. 1-2m and remove deadwood and rubbing branches of 1no Oak (T1) protected by the Shrewsbury and Atcham Borough Council (Squirrel Walk and West Edge, Bicton Heath) Tree Preservation Order 1985 (Ref: SA/121)	No Objection
14.	25/04533/TCA	67 The Mount Shrewsbury Shropshire SY3 8PL	Reduce by approx. 1m 1no Sorbus (T1) & 1no Cotoneaster (T2) within Shrewsbury Conservation Area	No Objection
15.	25/04518/TPO	Mount House 41 - 43 The Mount Shrewsbury Shropshire SY3 8PP	Crown reduce by approx. 2m 1no Beech (T03) protected by the Shrewsbury and Atcham Borough Council (41-43 The Mount, Shrewsbury)	No Objection

			Tree Preservation Order 1989 (Ref: SA/179)	
16.	25/04517/TCA	Mount House 41 - 43 The Mount Shrewsbury Shropshire SY3 8PP	Fell 1no Beech (T09) and 1no Ash (T10), reduce by 3m 1no Pear (T02), reduce in height by 2m and width by 0.5m 1no Holly (T03), reduce to previous pruning points 1no Ash (T06) & reduce by 2m and crown lift 1no Plum (T07) within Shrewsbury Conservation Area	No Objection
17.	25/04220/TCA	18 Mount Street Shrewsbury Shropshire SY3 8QJ	Reduce overhanging branches back to fence by approx. 6m of 1no Holly within Shrewsbury Conservation Area	No Objection
18.	25/04523/TPO	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	Fell 1no Lawson Cypress protected by the Shropshire Council (Land at Prestfelde School, London Road, Shrewsbury) Tree Preservation Order 2021 (Ref: SC/00479/21)	No Objection