

SHREWSBURY TOWN COUNCIL

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

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Apologies were received from Councillors Dean, Hancock-Davies and Pardy.

Apologies were also received from Helen Ball (Town Clerk)

14/26 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 Vasmer	Declared he was Portfolio holder for Shropshire Council

15/26 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 9 June 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 9 June 2026 be approved and signed as a correct record.

16/26 LOCAL PLAN SCOPING CONSULTATION

The Deputy Town Clerk informed Members that there was currently a comprehensive scoping consultation for the preparation of the next Shropshire Local Plan which would guide sustainable growth and development in the County up to 2046.

The next Local Plan would establish the vision, measurable outcomes and a spacial strategy for the sustainable development of Shropshire. They were seeking the views of local communities, town & parish councils, local businesses & organisations. The consultation focused on what the next Shropshire Local Plan should contain and their approach to engagement during its preparation.

The Town Clerk had prepared a draft response from the Town Council to Shropshire Council in the support of the preparation of a forward-looking Local Plan. The consultation ends on 15 July, so confirmation of a response was required at this meeting.

The Chairman of the Planning Committee, Councillor Dean, had also provided his thoughts on the Local Plan which was shown to Members. The Town Clerk had consulted with the Chairman regarding his comments, and he was happy that the original draft response was incorporated with his comments.

The Deputy Town Clerk asked members if they agreed in principle to the draft response and to grant the Town Clerk delegated authority to amend as stated and provide the response to Shropshire Council before the deadline.

Councillor Daniels commented that he was not against the Local Plan but that it should be noted that some residents were against growth and that this should be recognised. The Deputy Town Clerk took on board this comment and replied that there would be further opportunities for the public to have their say on future consultation as part of the Local Plan development.

Councillor Mosley commented that there was little choice but to adopt growth.

Councillor Tandy commented that more infrastructure was needed and he would like this included in the plan.

RESOLVED:

That Members agree to the response for the Local Plan and for the Town Clerk to have delegated authority to amend and submit the Town Council response.

17/26 HIGHWAYS ORDERS

17.1 Changes to the speed limit on the A53 at Brightlee

The Deputy Town Clerk informed members that this item was for noting.

On 16 June Shropshire Council made an order to introduce a 50mph speed limit onto the following length of road in Shrewsbury:

That length of the A53 from a point 36 metres northeast of its junction with the A49 Battlefield Roundabout to a point 92 metres north of the northernmost property boundary of "The Bings". Any existing speed limits on this length of road will be revoked. These changes came into effect on 20 June 2026.

RESOLVED:

That the notification of changes to the speed limit on the A53 at Brightlee be noted

17.2 Consultation: proposed 20mph speed limit and parking restrictions around Abbey Foregate, Shrewsbury

The Deputy Town Clerk informed members that Shropshire Council proposed to make an order to introduce a 20-mph speed limit on Abbey Foregate, Horsefair, Railway Line, Railway Terrace and Portobello and make changes to the parking restrictions on Abbey Foregate.

All documents had been circulated to members prior to the meeting. Any feedback to Shropshire Council was required by 17th July.

Members were very supportive of the proposed change to the speed limit.

RESOLVED:

That Council raises no objections to the proposed order.

18/26 TREE PRESERVATION ORDERS

18.1 SC/00566/25 (Land between Beehive Lane and Longden Road) TPO 2025 – Confirmation.

The Deputy Town Clerk informed members that this item was for noting.

The Shropshire Council TPO for the named location was confirmed on the 17 June 2026. The confirmed order and officer report were circulated to members prior to the meeting.

RESOLVED:

That the notification of the TPO between Beehive Lane and Longden Road be noted.

19/26 PREMISES LICENCE APPLICATIONS

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

20/26 PLANNING APPLICATIONS

20.1 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 30 May – 26 June 2026.

RESOLVED:

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

1.	26/02338/FUL	27 Roman Road Shrewsbury Shropshire SY3 9AR	Proposed first floor loft extension to detached garage to create home gym and storage.	No Objection
2.	26/02078/FUL	29 Penson Way Shrewsbury Shropshire SY1 2BF	Single storey side and rear extension	No Objection
3.	26/02335/FUL	3 Sutton Road Shrewsbury Shropshire SY2 6DE	Demolition of existing outbuildings and part of roadside boundary wall, erection and alteration of boundary walls including new entrance wall and powered gates. Single storey side and rear extensions, new rear openings and dormer window, external insulation and re-rendering, installation of solar panels, replacement windows, doors and rainwater goods, internal alterations and pruning and crown raising of TPO beech tree with associated root protection works	No Objection
4.	26/02329/LBC	6 The Armoury Wenlock Road Shrewsbury Shropshire SY2 6PA	Alterations to the dwelling and extension including exterior upgrades and internal reconfiguration	No Objection
5.	26/02328/FUL	6 The Armoury Wenlock Road Shrewsbury Shropshire SY2 6PA	Alterations to the dwelling and extension including exterior upgrades and internal reconfiguration	No Objection
6.	26/02314/FUL	114 Underdale Road Shrewsbury Shropshire SY2 5EF	Erection of rear and side extensions	No Objection

7.	26/02046/ADV	Proposed Telecommunications Hub East Of Barker Street Shrewsbury Shropshire	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Objection
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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, especially around the area of a significant historical building; Rowleys House. Large, internally illuminated signs are not acceptable in this location.

8.	26/02045/FUL	Proposed Telecommunications Hub East Of Barker Street Shrewsbury Shropshire	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Objection
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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, especially around the area of a significant historical building; Rowleys House. Large, internally illuminated signs are not acceptable in this location.

9.	26/02044/ADV	Proposed Telecommunications Hub West Of Whitchurch Road Shrewsbury Shropshire	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Objection
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The Town Council object to the installation of the street hubs in this location. Whilst they are not located within a Conservation Area, there is a potential hazard to drivers as the hub would be within their sightline. There is also the potential that the proposed hub could cause a hazard by blocking drivers sight lines and access when entering and exiting Lidl. The hubs do not enhance the street scene.

10.	26/02043/FUL	Proposed Telecommunications Hub West Of Whitchurch Road Shrewsbury Shropshire	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Objection
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The Town Council object to the installation of the street hubs in this location. Whilst they are not located within a Conservation Area, there is a potential hazard to drivers as the hub would be within their sightline. There is also the potential that the proposed hub could cause a hazard by blocking drivers sight lines and access when entering and exiting Lidl. The hubs do not enhance the street scene.

11.	26/02261/FUL	35 Belvidere Road Shrewsbury Shropshire SY2 5LX	Demolish flat roof garage and replace with a two storey side extension and a single storey rear extension	No Objection
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12.	26/02255/FUL	1 Silver Birch Drive Shrewsbury Shropshire SY3 9EN	Erection of single storey rear extension and conversion of existing games room to annexe and home office	No Objection
13.	26/02250/FUL	26 Besford Square Belle Vue Road Shrewsbury Shropshire SY3 7PG	New rooflight in south west facing roof covering.	No Objection
14.	26/02249/FUL	31A Castle Street Shrewsbury Shropshire SY1 2BQ	Addition of a second floor and internal alterations, further to enacted permission 09/03036/FUL amended through 18/01983/AMP	No Objection
15	26/02211/FUL	First Floor West Wing Sycamore House Sitka Drive Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG	Change of use from Class E to Class F1	No Objection
16.	26/02140/FUL	Royal Shrewsbury Hospital Mytton Oak Road Shrewsbury Shropshire	Installation of new modular operating theatre	No Objection
17.	26/02204/FUL	41 Oak Street Shrewsbury Shropshire SY3 7RQ	Replacement of timber windows and front door	No Objection
18.	26/02248/FUL	130 Longden Road Shrewsbury Shropshire SY3 7HT	Proposed two storey side extension, two storey rear extension and single storey rear extension	No Objection
19.	26/02236/FUL	67 New Park Road Shrewsbury Shropshire SY1 2RS	Demolition of rear outbuilding and erection of covered outdoor living area with pergola, alterations to existing boundary wall and fencing. Partial rendering of rear elevation	No Objection
20.	26/02229/FUL	3 Woodside Drive Shrewsbury Shropshire SY3 9BW	External and internal remodelling of existing dwelling to include the replacement of flat roof dormers with pitched, introduction of a rear roof window, a replacement porch and windows/doors, plus conversion of attached garage to form disabled	No Objection

			toilet facility and utility space	
21.	26/02194/VAR	Proposed Dwelling North West Of 52 Upper Road Shrewsbury Shropshire	Variation of Condition No.2 (approved plans) attached to planning permission 22/04162/FUL to allow for a revised garage plan	No Objection
22.	26/02187/FUL	9 Primrose Drive Shrewsbury Shropshire SY3 7TP	Single storey rear extension	No Objection
23.	26/02171/FUL	38 Greenfield Street Shrewsbury Shropshire SY1 2QE	Single storey extension to replace a upvc conservatory and conversion of loft space to habitable accommodation	No Objection

Whilst the Town Council raises no objections to this application Members would like confirmation of the proposed external materials to be used.

24.	26/01942/ADV	KFC/Starbucks Hazledine Retail Park Oteley Road Shrewsbury Shropshire SY3 9FU	Erect and display signage.	No Objection
25.	26/02155/VAR	Variation of Condition No. 2 (approved drawings) and 3 (materials) attached to permission 25/01748/FUL Date of Decision: 07/07/2025	22 Newfield Drive Shrewsbury Shropshire SY1 2SL	No Objection
26.	26/02021/FUL	Greek Orthodox Church Of The Holy Fathers Of Nicea Dove Close Shrewsbury Shropshire SY2 6FB	Erection of a small toilet unit (retrospective)	No Objection

The Town Council raises no objections to the application and fully supports the comments of the Conservation Officer in the request for further information and photographs.

27.	26/01544/LBC	Greek Orthodox Church Of The Holy Fathers Of Nicea Dove Close Shrewsbury Shropshire SY2 6FB	Works to stabilise west wall	No Objection
28.	26/02123/FUL	15 Hill Crescent Shrewsbury Shropshire SY3 7RW	Single storey extensions to front and rear, internal alterations, roof alteration of	No Objection

			hip to gable roof, rear dormer and loft conversion works	
29.	26/02098/FUL	The Woodman Inn Coton Hill Shrewsbury Shropshire SY1 2DZ	Revisions to the external appearance around both bar entrances. New pitched roof to outside space and replicating the existing stone balustrade	No Objection
30.	26/01803/VAR	6 And 7 The Hay Yard Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6NH	Variation of Condition No. 12 attached to permission 11/05798/OUT dated 20 July 2012	No Objection
31.	26/02025/FUL	8 Monkmoor Crescent Shrewsbury Shropshire SY2 5EA	Single storey extension to rear	No Objection
32.	26/01839/FUL	Proposed Residential Development Land To The South Of Sundorne Road Shrewsbury Shropshire	Development of 75No. dwellings with associated landscaping, open space, infrastructure and access	Objection

The Town Council object to this application. The congestion in this location is already excessive, and this development will lead to further congestion. The traffic is already on the verge of gridlock, and this proposal would have a severe impact on the highway network. This is a substantial housing proposal, and the infrastructure is already struggling. If there is also still a proposal for a hotel on this site, the road network will not be able to cope. There is very little Active Travel proposed in the development and there doesn't appear to be a footpath on the exit. Members fully support the comments raised by Shropshire Council Tree Officer in that insufficient information has been submitted. Members request that National Highways are contacted and consulted on this application regarding the added pressure from increased traffic and the impact on the A49 including the main roundabout at Sundorne Road and Featherbed Lane.

Councillor Daniels left the meeting

33.	26/02033/FUL	5 Kenwood Gardens Shrewsbury Shropshire SY3 8AG	Wrap around rear extension and attic conversion	No Objection
34.	26/02017/FUL	45 Longden Road Shrewsbury Shropshire SY3 7HG	Formation of new access and driveway	No Objection

The Town Council raises no objections to this application and Members fully support the comments raised by the Highways Officer in the request for further information.

35.	26/02005/VAR	The Ark Trust Rock And Fountain Inn 32 Castle Foregate Shrewsbury Shropshire SY1 2EH	Variation of Condition No. 3 attached to permission 20/03492/FUL dated 12 November 2020	Representation
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Whilst the Town Council raises no objections to the application Members would like clarification on what the possible ancillary activities would be/entail until 12am and that these ancillary activities would not affect residents in the vicinity during these out of hours times.

36.	26/02001/FUL	171 Wenlock Road Shrewsbury Shropshire SY2 6LB	Erection of two storey rear extension and oak porch	No Objection
37.	26/01978/LBC	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Essential repair work to existing boundary retaining wall	No Objection
38.	26/01977/FUL	Nags Head 22 Wyle Cop Shrewsbury Shropshire SY1 1XB	Essential repair work to existing boundary retaining wall	No Objection
39.	26/01993/LBC	CSONS 8 - 8A Milk Street Shrewsbury Shropshire SY1 1SZ	Replacement of lean-to roof covering	No Objection
40.	26/01929/FUL	4 The Hassacks Shrewsbury Shropshire SY1 4UA	Conversion of existing garage to create wet room and ground floor bedroom	No Comment Made

Permission granted by Shropshire Council prior to the meeting

41.	26/01915/FUL	Terrace 6 Severn Terrace Smithfield Road Shrewsbury Shropshire SY1 1PF	Improvements to kitchen and servery areas and extension to glazed roof over existing open terrace	Objection
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The Town Council maintain their objection to this application. The proposal would still be visually dominant and visible from all angles of the River and Smithfield Road with the glass areas larger than the current footprint. The proposed structure would not fit within the character of the area and neither preserves nor enhances the Conservation Area. Members fully support the comments made by the Conservation Officer and the public.

42.	26/01894/FUL	Oteley Bungalow Sutton Grange Drive Shrewsbury Shropshire SY2 6QJ	Demolition of existing dwelling and construction of six dwellings and associated landscaping	Objection
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The Town Council objects to this application on the grounds of overdevelopment in density and scale and access. The access to the site is a bridleway which is a public path open to pedestrians, horse riders and cyclists and closed to vehicles. Members fully support the comments raised by the Rights of Way team in that the applicant must satisfy that a lawful and sufficient private vehicular right of access exists before continuing with the application. There appears to be no consideration

to other development sites next to and to the west of this site, including any impact on the highway and travel.

43.	26/01890/ADV	Unit 1 Anchorage Avenue Shrewsbury Business Park Shrewsbury Shropshire SY2 6FG	Erection of a single, non-illuminated totem sign.	No Objection
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20.2 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 30 May – 26 June 2026

RESOLVED:

That the variance of planning decisions between the period 30 May – 26 June 2026 be noted.

20.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 30 May – 26 June 2026

RESOLVED:

That the following comments be submitted to Shropshire Council:

1.	26/01980/TCA	Twyford Tots Nursery Twyford House Belle Vue Road Shrewsbury Shropshire SY3 7NP	Fell 1no. Austrian Pine and crown raise from 2m to 4m on all aspects 1no. Oriental Plane within Belle Vue Conservation Area	No Objection
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The Town Council raises no objections to the application. From the information provided by the applicant there does not appear to be any other works that could negate the issues raised.

2.	26/02020/TCA	The Limes 146 Longden Road Shrewsbury Shropshire SY3 7HT	Crown reduce by 3m and remove deadwood of 1no Lime within Shrewsbury Conservation Area	No Objection
3.	26/02055/TCA	9 Whitehall Street Shrewsbury Shropshire SY2 5AD	Reduce one side of tree with codominant stem, remove deadwood and crossing branches and fit cobra bracing between the two stems	No Objection

			of 1no. Birch within Shrewsbury Conservation Area	
4.	26/02066/TPO	South Of Welshpool Road Shrewsbury Shropshire SY3 5GD	Removal of deadwood and dangerous branches above 15mm of 6no Oak (See Report) protected by the Shropshire Council (Land south of Churncote Roundabout, Welshpool Road, Shrewsbury) TPO 2020 (Ref: SC/00464/20)	No Objection
5.	26/02099/TPO	Rowton Lodge 88 The Mount Shrewsbury Shropshire SY3 8PL	Crown reduction by 15% and thinning to prevent further branch failures of 2no Cedar (T2&T3) protected by the Shrewsbury and Atcham Borough Council (Rowton Lodge, The Mount, Shrewsbury) Tree Preservation Order 1995 (Ref: SA/298)	Objection

The Town Council object to this application as not enough detail provided as required for a TPO application i.e. length of crown reduction. Is the thinning 15% as well, as the application does not make this obvious. It would have helped to have a photo of the tree indication the required works and evidence of the previous branch failures.

6.	26/02116/TPO	9 Chaddeslode Gardens Shrewsbury Shropshire SY2 6GG	Remove the west stem and reduce the north stem to a height of 4 metres of 1no. Variegated Holly (T1) protected by The Shrewsbury Borough Council (Abbey Foregate 130-131) Tree Preservation Order 1971 (SA/58)	Objection
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The Town Council object to the application as the photos provided do not appear to show the 4m stem as stated. From the evidence provided the tree appears significantly higher than the stated 4m of the South stem. Better evidence and explanation of the work required would have helped.

7.	26/02136/TCA	Carline Crescent Longden Coleham	Crown lift to approx. 1.5m 1no Alder (T15)	No Objection
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		Shrewsbury Shropshire	within Shrewsbury Conservation Area	
8.	26/02179/TCA	22 Mount Street Shrewsbury Shropshire SY3 8QJ	Crown lift 1no. Maple (Tree 1) and 1no. Walnut tree (T2) to 4 metres and prune back to wall 1no. Cobnut tree (T3) within Shrewsbury Conservation Area	No Objection
9.	26/02180/TCA	The Oasis 35 Belle Vue Gardens Shrewsbury Shropshire SY3 7JH	Crown lift by approx. 2m 1no. multi-stemmed Ash tree (T1) within Belle Vue Conservation Area	No Objection
10.	26/02219/TPO	Carline Crescent Longden Coleham Shrewsbury Shropshire	Reduce sides by approx. 1.5-2m and height by 1.5m of 1no Hawthorn (T4) & reduce back from lamp to give 2m clearance and cut back lateral on north side of lamppost by 3m of 1no Ash (T5) Shrewsbury & Atcham Borough Council (Carline Fields) Tree Preservation Order 2002 (Ref: SA/369	No Objection
11.	26/02224/TCA	9 Woodlands Park Shrewsbury Shropshire SY2 6JN	Fell 1no Conifer & 2no Leylandii within Shrewsbury Conservation Area	No Objection
12.	26/02243/TCA	77 North Street Shrewsbury Shropshire SY1 2JH	Fell (and replace with alternative species) 1no. Plum tree within Shrewsbury Conservation Area	No Objection
13.	26/02273/TCA	Cherry Tree House 17 Betton Street Shrewsbury Shropshire SY3 7NY	Reduce by approx. 2 metres to previous growth points and crown lift lowest branches obstructing path from 1no. Horse Chestnut and 1no. Cherry tree within Belle Vue Conservation Area	No Objection

14.	26/02154/TCA	113 Underdale Road Shrewsbury Shropshire SY2 5EG	Fell 1no Poplar (T1), crown reduce by 3m 1no Sycamore (T2), remove overhanging branch and reduce height of canopy by 3m of 1no Silver Birch (T3) & crown reduce by 3m of 1no Red Maple (T4) within Shrewsbury Conservation Area	Objection
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The Town Council object to this application as not enough information has been provided to make an informed decision. The photos provided are small and of poor quality. Nothing is shown in perspective, so unable to distinguish the size of the trees against the proposed work measurements.

15.	26/02306/TCA	33 Cleveland Street Shrewsbury Shropshire SY2 5DN	Fell 1no Mulberry within Shrewsbury Conservation Area	No Objection
16.	26/02280/TCA	Whitefriars 6 Uppington Avenue Shrewsbury Shropshire SY3 7JL	Reduce height by approx. 2-3m 3no Holly trees (H1-3), crown reduce by approx. 1-2m and remove deadwood and rubbing branches of 1no Bramley Apple (A1) & fell and replant 1no Holly within Belle Vue Conservation Area	No Objection
17.	26/02282/TCA	4 Chatsworth Gardens Shrewsbury Shropshire SY3 7BG	Fell 3no Holly (T1-3) within Belle Vue Conservation Area	No Objection
18.	26/02311/TCA	13 Ashley Street Shrewsbury Shropshire SY2 5DU	Fell 1no Ash & 1no Elder within Shrewsbury Conservation Area	No Objection