

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 4 August 2026

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk), Clare Turner (Deputy Town Clerk) and Michelle Farmer (Committee Officer) and two members of the public.

APOLOGIES

Apologies were received from Councillors Hancock-Davies & Vasmer.

21/26 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.
All Councillors and STC Staff	Declared an interest in application 26/02359/FUL as the applicant is known to them

22/26 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 7 July 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 7 July 2026 be approved and signed as a correct record.

23/26 MATTERS ARISING

There were no Matters Arising for consideration

24/26 HIGHWAYS ORDERS

24.1 Changes to the parking restrictions around Wenlock Rd, Shrewsbury

The Town Clerk reported that on 2 July Shropshire Council made an order to introduce the following parking restrictions in Shrewsbury:

Restriction of Waiting between Monday to Friday, 8.30am to 4.30pm

Ebnal Road - Between its junction with London Road and its junction with Wenlock Road

London Road Service Road – The whole length

Wenlock Road Service Road (main section) – between its junction with Wenlock Road and its junction with Ebnal Road

Wenlock Road Service Road (north section) – The whole length that's extends in a north-westerly direction from its junction with Ebnal Road

Wenlock Road Service Road (south section) - From its junction with New College Road in a north westerly direction to a point in line with the southern boundary of 151 Wenlock Road

New College Road – Between its junction with London Road and its junction with Wenlock Road

Huxley Close – The whole length

No Stopping at any time on School Keep Clear Markings

Wenlock Road (west side) – From a point in line with the northern boundary of Mereside Primary School for a distance of 43.56m in a south-easterly direction.

Any restrictions at the above locations would be revoked. The changes came into effect on 8 July 2026.

RESOLVED:

That the Council raises no objections to the order.

25/26 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration at this meeting.

26/26 PREMISES LICENCE APPLICATIONS

The Town Clerk reported that there were currently three live premises licence applications and these had been circulated to members prior to the meeting.

One application was for: Shrewsbury Bazaar – 18-19 Shoplatch – Opening daily 7.00 – 5.15 the following day, supply of alcohol consumption off the premises 08:00 – 23:00 Monday to Saturday, 10:00 – 22:30 Sunday.

Members commented that further information was needed on this application as there were concerns regarding the length of hours. The concern was regarding the overnight 7.00am – 5.15am and question the use of the premises overnight.

RESOLVED:

That further information required and a representation to be made under the objectives of Prevention of Crime & Disorder & Protecting Children from Harm.

27/26 PLANNING APPLICATIONS

27.1 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 27 June – 24 July 2026.

RESOLVED:

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

1.	26/02661/FUL	Proposed Access Point South Of Huffley Lane Broad Oak Shrewsbury Shropshire	Installation of 1No. temporary construction access point	No Objection
2.	26/02359/FUL	39 Oak Street Shrewsbury Shropshire SY3 7RQ	Creation of a terrace above existing conservatory, porch to front and insertion of an additional window at second floor level	No comment made

Due to the applicant of this application being a current Councillor a neutral stance was taken and no comment was made.

3.	26/02402/FUL	Proposed Residential Development 26 - 28 Old Coleham Shrewsbury Shropshire SY3 7BU	Demolition of existing buildings and re- development to 5No. terraced residential properties with off-road car parking spaces	No Objection
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4.	26/02597/FUL	9 Copthorne Gardens Shrewsbury Shropshire SY3 8TQ	Alterations to sloped tiled roof over front entrance porch to increase useable floor area in bathroom	No Objection
5.	26/02161/FUL	15 Ladycroft Close Shrewsbury Shropshire SY3 6BB	Proposed front extension together with internal alterations to facilitate a Local Authority Supported (LAS) adaptation scheme	No Objection
6.	26/02538/LBC	Terry Jones Solicitors And Advocates Abbey House Abbey Foregate Shrewsbury Shropshire SY2 6BH	Construction of 5No. apartments and associated landscaping	Objection

Whilst the Town Council appreciates the applicant has attempted to address previous objections regarding development within the curtilage of Abbey House, the construction of a substantial building in close proximity to both Abbey House as well as other listed buildings, not least the Grade I Listed Abbey, does not provide sufficient benefit to address the potential harm to this part of the Conservation Area. Council remains of the view that this development neither preserves nor enhances the Conservation Area.

7.	26/02537/FUL	Terry Jones Solicitors And Advocates Abbey House Abbey Foregate Shrewsbury Shropshire SY2 6BH	Construction of 5No. apartments and associated landscaping	Objection
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Whilst the Town Council appreciates the applicant has attempted to address previous objections regarding development within the curtilage of Abbey House, the construction of a substantial building in close proximity to both Abbey House as well as other listed buildings, not least the Grade I Listed Abbey, does not provide sufficient benefit to address the potential harm to this part of the Conservation Area. Council remains of the view that this development neither preserves nor enhances the Conservation Area.

8.	26/02480/VAR	Proposed Residential Development Land To The North Of Mytton Oak Road Shrewsbury Shropshire	Variation of Condition No.5 (approved plans full permission) and Removal of Condition No.23 (signalised junction) attached to planning permission 24/02808/OUT	Representation
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The Town Council is most supportive of a reduction in the speed limit in this area to 30mph and would support removal of conditions to remove the need for signalised access. Members however would like to be assured that the approach is consistent with national guidance for a 30mph carriageway.

9.	26/02437/LBC	37 - 38 High Street Shrewsbury Shropshire SY1 1LR	Roof and parapet masonry repairs and related repairs internally as a result of water ingress	No Objection
10.	26/02524/FUL	Busy Bees Nursery Sitka Drive Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG	Erection of a detached composite building as ancillary use to the existing nursery	No Objection
11.	26/02416/FUL	39 Wenlock Road Shrewsbury Shropshire SY2 6JR	Single storey extension and car port and improvements to Internal layout	No Objection
12.	26/02109/FUL	95 Meole Rise Shrewsbury Shropshire SY3 9JE	New boundary wall, with raised patio area, new covered BBQ area, planters and raised seating area	Representation

Whilst the Town Council raises no objections per se, Members respectfully request that the Case Officer looks at the height of the proposed dias for any potential overlooking issues

13.	26/02510/VAR	9 Claremont Street Shrewsbury Shropshire SY1 1QG	Variation of Condition No. 6 attached to planning permission 17/04854/FUL dated 14 December 2017	No Objection
14.	26/02351/FUL	Badger House 1A Pengwern Road Shrewsbury Shropshire SY3 8JD	Proposed extension and re-configuration works to an existing dwelling	No Objection
15.	26/02447/FUL	8 Balliol Way Shrewsbury Shropshire SY3 6AP	Erection of a front porch and boundary wall	No Objection

The Town Council raises no objections to this application but request a condition is made that materials remain in keeping with the property.

16.	26/02432/ADV	Unit 7B Meole Brace Retail Park Shrewsbury Shropshire	1no. Internally Illuminated Fascia Sign, 2no. non illuminated fascia sign, 1no. flat panel metal sign, 2no. poster frames	No Objection
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17.	26/02417/FUL	6 Alma Street Shrewsbury Shropshire SY3 8QL	Demolition of the existing garage to make way for external garden space. Relocation of the connecting timber fence, between the garage and house, to span across the driveway at back of house.	No Objection
18.	26/02265/LBC	12 Swan Hill Shrewsbury Shropshire SY1 1NL	Installation of conservation roof light and valley repairs	No Objection
19.	26/02119/FUL	31 Wingfield Close Shrewsbury Shropshire SY1 4BL	Single storey rear extension	No Objection
20.	26/02392/FUL	42 Old Rose Drive Shrewsbury Shropshire SY2 6FJ	Erection of side extension	No Objection
21.	26/02414/FUL	1 Rosedale Shrewsbury Shropshire SY1 4HH	Single storey extension the rear and side of existing dwelling following demolition of existing detached garage	Permission granted by Shropshire Council prior to the meeting
22.	26/02237/COU	Spencer Jakeman Property Management Limited 46A Mardol Shrewsbury Shropshire SY1 1PP	Change of Use of Ground Floor from Offices to Hot Food Take-Away Outlet	Objection

The Town Council feels that this application requires greater details to protect the interests of residents in the above floors of this property to ensure that potential noise nuisance is addressed and measures are approved for location of any extraction units.

23.	26/02382/FUL	21 Victoria Road Shrewsbury Shropshire SY3 9HX	Demolition of existing rear extension, Erection of replacement rear extension to provide kitchen space	Permission granted by Shropshire Council prior to the meeting
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27.2 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 27 June – 24 July 2026.

There had been one decision to note at this meeting which was for:

26/01799/FUL - Belle Vue Tavern, 115 - 117 Belle Vue Road - Proposed change of use of ground floor public house (sui generis) to additional residential accommodation (C3 dwelling house) Removal of single storey lean-to roof and adjoining veranda.

The Town Council had raised no objections, but Shropshire Council had refused the application as the proposed change of use of the public house to a residential dwelling would result in the unjustified loss of a valued community facility that contributes to the social and recreational wellbeing of the local community. The evidence submitted was insufficient to demonstrate that the premises were no longer economically viable or that its continued use as a public house, with associated letting rooms, had been robustly explored. In particular, no sales particulars, trading accounts, viability appraisal, formal market assessment prepared by a suitably qualified commercial agent, or comprehensive evidence of sustained and appropriate marketing had been provided. It had not been demonstrated that all reasonable efforts had been made to retain the public house in its existing use or secure an alternative community use.

Councillor Mosley commented that it was good to hear that Shropshire Council were standing up for the value of public houses in the community. The Town Clerk added that she had also been sent correspondence this week that the public house had been nominated for consideration as an Asset of Community Value and that the nomination had been successful and that the asset was partially listed on 4 August 2026. This was welcomed by members.

RESOLVED:

That the variance of planning decisions between the period 27 June – 24 July 2026 be noted.

27.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 27 June – 24 July 2026

RESOLVED:

That the comments submitted to Shropshire Council by the Town Clerk under delegated authority be approved

1.	26/02396/TPO	Land At Wellspring Apostolic Church Belle Vue Road Shrewsbury Shropshire SY3 7LX	End reduction by 20 percent of lowest long limbs overhanging Belle Vue Road and Hawthorn Road and remove lowest pendulous limbs to provide a 2.1m height clearance	No Objection
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			(as per schedule) of 1no. Holm Oak (T1) protected by the Shropshire Council (Land at Wellspring Apostolic Church, Belle Vue, Shrewsbury) TPO 2025 (SC/00536/25)	
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The Town Council raises no objection as clear evidence of impact pruning has been provided.

2.	26/02410/TPO	1 Kendal Road Shrewsbury Shropshire SY1 4ES	Fell 2no Ash (T1&T3) protected by the Shrewsbury & Atcham Borough Council (Land at and adjacent to the former MAFF site, Harlescott, No 2) Tree Preservation Order 2003 (Ref: SA/377)	No Objection
3.	26/02425/TCA	Land Between Kingsland Bridge And St Julians Friar Victoria Avenue Shrewsbury Shropshire	Reduce down to a height of 6ft approx. 180m stretch of overgrown Yew Hedge (T1G) within Shrewsbury Conservation Area	No Objection
4.	26/02434/TCA	Morris Hall Bellstone Court Bellstone Shrewsbury Shropshire SY1 1JB	Fell 1np Japanese Acer (T1), 1no Goat Willow (T2) & 1no Thuja (T3) within Shrewsbury Conservation Area	No Objection
5.	26/02440/TCA	20 Berwick Road Shrewsbury Shropshire SY1 2LN	Crown reduce by approx. 25% 1no Walnut within Shrewsbury Conservation Area	Objection

The Town Council object to this application as not enough evidence has been provided.
25% of what size tree? Can the SC Tree Officer place conditions on the work.

6.	26/02452/TCA	50 Mount Street Shrewsbury Shropshire SY3 8QH	Reduce by 50% 1no Holly within Shrewsbury Conservation Area	Objection
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The Town Council object to this application as not enough evidence has been provided.
50% of what size tree? Can the SC Tree Officer place conditions on the work

7.	26/02466/TPO	9 Kennedy Road Shrewsbury Shropshire SY3 7AD	Fell 1no Cherry protected by the Shropshire Council (Land at 9 Kennedy Road, Shrewsbury) TPO 2018 (Ref: SC/00323/18)	No Objection
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The Town Council raises no objections to this application and ask if the replacement could
be planted within view of the road.

8.	26/02513/TCA	Albany House Bradford Street Shrewsbury Shropshire SY2 5DP	Fell 1no. Silver Birch within Shrewsbury Conservation Area	No Objection
9.	26/02555/TPO	34 Leighton Park Bicton Heath Shrewsbury Shropshire SY3 5FT	Reduce by 25%, thin by 10% and lift by 2m crowns of 1no. Horse Chestnut (Tree A) and 1no. Sycamore (Tree B) protected by the SABC (Shelton Hospital No 3) Tree Preservation Order 2003 (varied 2004) (SA/384	No Objection
10.	26/02605/TCA	The Principals House 129A Abbey Foregate Shrewsbury Shropshire SY2 6AX	Fell 1no Ash within Shrewsbury Conservation Area	No Objection
11.	26/02629/TCA	22 Underdale Road Shrewsbury Shropshire SY2 5DW	Reduce crown (as per schedule) of 1no. Silver Birch (T1) within Shrewsbury Conservation Area	No Objection

12.	26/02633/TCA	8 Claremont Place Claremont Hill Shrewsbury Shropshire SY1 1RG	Reduce crown by 30% and trim 1no. Holly within Shrewsbury Conservation Area	Representation
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Whilst the Town Council do not raise objections to this application per se, not enough detailed information provided. Can SC Tree Officer put conditions on the application?

13.	26/02637/TPO	22 Underdale Road Shrewsbury Shropshire SY2 5DW	Fell 1no. Yew (T2) protected by the Shrewsbury and Atcham Borough Council (22 Underdale Road) Tree Preservation Order 1988 (SA/160)	Objection
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The Town Council object to this application and ask if further information can please be provided on this TPO application. Can additional photos be provided from different angles showing how both trees are growing together and the impact the larger tree has on the smaller one?

14.	26/02162/TCA	Land Behind 23-35 Cadfael Way Shrewsbury Shropshire SY2 5GB	Cut back overhanging growth by up to 3m to boundary line of 3no Hornbeam (G1), fell 1no Cherry and 2no Maples & cut back overhang by up to 3m of 1no Red Norway Maple, 1no Maple & 1no Sycamore within Shrewsbury Conservation Area	No Objection
15.	26/02544/TCA	29 Albert Street Shrewsbury Shropshire SY1 2HT	Pollard by 1.5-2.5m 1no Willow within Shrewsbury Conservation Area	No Objection
16.	26/02702/TCA	The Villa Red Barn Lane Shrewsbury Shropshire SY3 7HR	Fell 1no Conifer within Shrewsbury Conservation Area	No Objection

Councillor Jephcott questioned why the Town Council had raised no objections to application number 4 - Fell 1no Japanese Acer (T1), 1no Goat Willow (T2) & 1no Thuja (T3) within Shrewsbury Conservation Area which had now been granted permission by Shropshire Council.

The Town Clerk agreed to look into this and report back to all members.