SHREWSBURY TOWN COUNCIL

Planning Committee
Meeting held at Livesey House, 7 St John's Hill
At 6.00pm on Tuesday 27 October 2026

PRESENT

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

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer).

APOLOGIES

Apologies were received from Councillor Daniels.

43/26 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.

44/26 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 29 September 2026 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 29 September 2026 be approved and signed as a correct record.

45/26 MATTERS ARISING

There were no Matters Arising for consideration

46/26 HIGHWAYS ORDERS

46.1 Shropshire Council (FP 38 (pt) Town of Shrewsbury) Public Path Diversion Order 2026

The Town Clerk reported that Shropshire Council had informed the Town Council of the Rights of Way Order made by Shropshire Council for Footpath 38 on 25 September 2026 and had provided a copy of the Order and a statement of reasons for making the order.

The notice informed members of the changes Shropshire Council had made to the Definitive Map and Statement of Rights of Way.

RESOLVED:

That the Council raises no objections to the order

46.2 Changes to the speed limits and parking restrictions on various roads in Shrewsbury

The Town Clerk reported that on 6 October 2026 Shropshire Council made an order to introduce a 20mph speed limit onto the following lengths of roads in Shrewsbury: New Park Road and Woodhall Close.

Any existing speed limits on these lengths of roads would be revoked. These changes came into effect on 16 October 2026.

RESOLVED:

That the Council raises no objections to the order

47/26 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration

48/26 PREMISES LICENCE APPLICATIONS

The Town Clerk reported that there were three live premises applications within the Shrewsbury area and within the representation end date timescale.

The first application was for 40 Wyle Cop and a new premises application. It proposed the following times of opening: Opening daily 12:00 to midnight. Supply of alcohol on & off the premise 12:00 till 23:30 daily. Recorded music (indoors) 23:00 till midnight daily Courtyard & Porchway end time 22:30 daily.

The second application was for The Boathouse, New Street. The application was a Full Variation to add an outside cabin in garden to licensed area and also extend the sales of alcohol hours from 9am daily.

The final application was for Kanu Poke, 5 Roushill. The application was for a Full Variation and to vary the premises licence to extend the permitted opening hours of the premises to 8.30am – 11.00pm Mon -Sun and to permit the sale of alcohol for consumption both on and off the premises from 11.00am – 10.30pm Mon -Sun.

RESOLVED:

That the Council raises no objections to the three premises licence applications listed above

49/26 PLANNING APPLICATIONS

49.1 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 19 September – 16 October 2026.

RESOLVED:

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

1	**26/03687/FUL**	1 Alma Street, Shrewsbury, Shropshire, SY3 8QL	Replacement 2No timber windows matching original windows in style and 1No door on front elevation	No Objection
2	**26/03758/LBC**	Signal Box, Chester Street, Shrewsbury, Shropshire, SY1 1NX	Replacement Staircase and Trestle	No Objection
3	**26/03762/FUL**	5 King Street, Shrewsbury, Shropshire, SY2 5ER	Removal of existing lean-to and replacement with single storey rear extension	No Objection
4	**26/03675/LBC**	12 Longner Street Shrewsbury Shropshire SY3 8QS	Single storey side and rear extension, enlarged dormer, front solar panels, and internal alterations	No Objection
5	**26/03765/LBC**	The Coach House, 20A Wenlock Road, Shrewsbury, Shropshire, SY2 6JW	Replacement windows	No Objection

6	**26/03738/FUL**	Shrewsbury College Of Arts And Technology, London Road, Shrewsbury, Shropshire, SY2 6PR	Installation of a battery energy storage system and associated infrastructure	No Objection
7	**26/03676/FUL**	5 High Ridge Way, Shrewsbury, Shropshire, SY3 6DJ	Widening of driveway and installation of fence	No Objection
8	**26/03518/FUL**	Units 2A To 2C, Archers Way, Shrewsbury, Shropshire, SY1 3GA	Change of use of Units 2A-C from warehouse (Class B8) use to a vehicle preparation centre (Sui Generis)	No Objection
9	**26/03647/FUL**	54 Queen Street, Shrewsbury, Shropshire, SY1 2JR	Erection of single storey rear extension	No Objection

Councillor Jephcott joined the meeting

10	**26/03611/FUL**	7 Severn Bank, Shrewsbury, Shropshire, SY1 2JD	Replacement garage, front/side extension, dormer and roof lantern	No Objection
11	**26/03645/FUL**	37 Berwick Road, Shrewsbury, Shropshire, SY1 2LP	Replacement garage, front/side extension, dormer and roof lantern	No Objection
12	**26/03525/FUL**	49 Woodfield Road, Shrewsbury, Shropshire, SY3 8HY	Single storey rear extension and loft conversion	No Objection
13	**26/03379/FUL**	St Marys Court, 21 St Marys Street, Shrewsbury, Shropshire	Installation of external access walkways and balustrading at first and second floors, alterations to windows to form doors	No Objection
14	**26/03261/FUL**	25 Moston Road, Shrewsbury, Shropshire, SY1 4QE	Erection of a single-storey rear extension.	No Objection
15	**26/03630/FUL**	17 North Hermitage, Shrewsbury, Shropshire, SY3 7JW	Garage conversion to habitable space. New boundary walls and dropped kerb with entrance driveway and gates	No Objection
16	**26/03565/FUL**	Busy Bees Nursery, Sitka Drive, Shrewsbury Business Park, Shrewsbury, Shropshire	Erection of a detached composite building as ancillary use to existing nursery	No Objection

17	**26/03357/FUL**	The Charles Darwin, Sutton Road, Shrewsbury, Shropshire, SY2 6HN	External timber pergola, external drinking area, installation of childrens play area and large TV	Objection

Shrewsbury Town Council objects to this application. The Town Council recognises the value of public houses as community facilities but considers that the proposed development raises concerns regarding overdevelopment, highway safety and the adequacy of parking provision.

1. Overdevelopment of the site

The cumulative impact of the proposed facilities represents an intensive use of the available site. The application does not adequately demonstrate that the additional facilities can be accommodated without compromising site layout, circulation and parking arrangements.

This raises concerns regarding Policy CS6 of the Shropshire Core Strategy and Policy MD2 of the SAMDev Plan, which seek to ensure that development is appropriately designed and responds positively to its surroundings.

2. Television screen and highway safety

The proposed large television screen is in close proximity to Sutton Road. Depending on its orientation, brightness and moving content, it could distract passing motorists and create a highway safety risk. The application should demonstrate that the screen's location and operation would not adversely affect road safety.

The Town Council requests that this issue is fully assessed by the Highway Authority, having regard to the transport and safety objectives of Chapter 15 of the National Planning Policy Framework (NPPF) and Policy CS6 of the Core Strategy.

3. Loss of parking and vehicle movements

The proposed development would reduce available parking provision and potentially increase demand through the introduction of additional outdoor facilities. Without adequate mitigation, this could displace parking onto surrounding roads and create additional highway safety concerns.

The application should demonstrate that sufficient parking would remain and that safe vehicle access, manoeuvring and pedestrian circulation could be maintained. These matters should be assessed against Policy CS7 of the Core Strategy and Chapter 15 of the NPPF.

4. Location of children's play area adjacent to the smoking area

The Town Council is concerned that the proposed children's play area would be located immediately adjacent to the designated smoking area. This arrangement raises questions about the appropriateness of the layout and the potential exposure of children to tobacco smoke while using the play facilities.

Whilst the protection of children from harm is principally a matter for consideration under the relevant licensing arrangements, the Town Council considers that the relationship between these two areas is also relevant to the assessment of the overall site layout and the quality of the proposed environment for children.

The proposal should be reconsidered to ensure that the play area is appropriately located and adequately separated from the smoking area, providing a safe and suitable environment for children and families.

For the reasons outlined above, Shrewsbury Town Council considers that the application has not adequately demonstrated that the proposed development would represent an appropriate use of the site or avoid unacceptable impacts on highway safety and parking.

18	**26/03519/FUL**	2 Underdale Road Shrewsbury Shropshire SY2 5DH	Single storey side/rear extension to replace existing structure.	No Objection
19	**26/03516/FUL**	11 Longhirst Gardens Shrewsbury Shropshire SY3 5PF	Single storey side extension	No Objection
20	**26/03440/LBC**	19 Dogpole, Shrewsbury, Shropshire, SY1 1ES	Replacement timber sashes plus replacement of one timber casement	No Objection
21	**26/03361/LBC**	13 The Square, Shrewsbury, Shropshire, SY1 1LH	Change the existing advertisement on front elevations, internal changing room alterations to ground and basement floors	No Objection
22	**26/03399/ADV**	13 The Square, Shrewsbury, Shropshire, SY1 1LH	Erect and display non illuminated swing sign and fascia sign and change of exterior colour	No Objection
23	**26/03375/LBC**	2 Whitehall Terrace, Whitehall Street, Shrewsbury, Shropshire, SY2 5AA	Installation of through floor lift	No Objection
24	**26/03369/FUL**	Woodlands, Kingsland Road, Shrewsbury, SY3 7AF	New timber garden office, and sliding wooden gate and pillars	No Comment made as permission granted by Shropshire Council prior to the meeting

49.2 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 19 September – 16 October 2026.

RESOLVED:

That the variance of planning decisions between the period 19 September – 16 October 2026 be noted.

49.3 Tree Applications

The Town Clerk submitted the decisions made under the Town Clerk's delegated authority to submit tree application comments between 19 September – 16 October 2026.

RESOLVED:

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

1	**26/03202/TCA**	12 College Hill Shrewsbury Shropshire SY1 1LZ	Crown reduce by up to 20% and crown lift to 3.5m 1no. Silver Birch (T1) within Shrewsbury Conservation Area	No Objection

The Town Council raises no objections to this application, but can Shropshire Council put conditions of the length of reduction to the tree.

2	**26/03367/TCA**	61 Abbey Foregate, Shrewsbury Shropshire SY2 6BQ	Reduce overhanging branches from parking area of 3no. Holly (Trees A,D&F), 2no. Acacia (Trees B&C) and 1no. Sycamore (Tree E) (as per schedule) within Shrewsbury Conservation Area	No Objection
3	**26/03400/TCA**	52 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ	Crown lift and reduce overhanging branches on drive side from 1no. Laburnum (Tree A), 1no. Yew (Tree B) and 2no. Holly (Trees C&D) (as per schedule) within Shrewsbury Conservation Area	No Objection

4	**26/03316/TCA**	Woodlands, Kingsland Road, Shrewsbury, Shropshire, SY3 7AF	Fell (and replace) 2 no. conifers, 3no. Ash, 1no. Birch, and 1no. dying stem and crown lift by removing the lower branches only (approx 10%) of 1no. Pine within Shrewsbury Conservation Area	Representation

Whilst the Town Council raises no objections to works to trees 2-4 in front garden and 1-4 in rear garden, not enough information has been supplied regarding tree 1 in front garden. Can replacements be planted where appropriate as there appears to be a considerable number of trees within the property boundary.

5	**26/03430/TCA**	32 Mount Street Shrewsbury Shropshire SY3 8QH	Fell 1no. Apple tree within Shrewsbury Conservation Area	No Objection

The Town Council raises no objections to this application, but could a replacement tree be planted

6	**26/03306/TCA**	Land South-west Of Toll House Murivance Shrewsbury Shropshire SY1 1JR	Remove deadwood of 1no Black Pine (T49) & reduce end weight by 2-3m of 1no Black Pine (T57) within Shrewsbury Conservation Area	No Objection
7	**26/03489/TCA**	Cornmill Square, St Michaels Street, Shrewsbury, Shropshire, SY1 2LQ	Lift crowns of 3no. Alder (T1,4&6), and lift crown, remove limb and rebalance crown of 1no. Alder (T2) and lift crown, remove limb, reduce height and reprofile crown of 1no. Alder (T3) (as per schedule) within Shrewsbury Conservation Area	No Objection

8	**26/03172/TCA**	81 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LY	Re-pollard to previous points (approx.5m) and remove all regrowth of 2no Sycamore (T1&T2), cut back by 4m to previous pruning points 1no Yew Hedge (H1) & crown reduce by about 1.5m and reshape 1no Variegated Holly (T3) within Belle Vue Conservation Area	No Objection
9	**26/03392/TPO**	18 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	Reduce height by approx. 8 metres and lateral limbs over lawn and roadside by approximately 3-4 metres of 1no. Birch protected by The Shrewsbury Borough Council (Mayfield Drive) Tree Preservation Order 1969 (SA/47)	Objection

The Town Council objects to this application as no reason has been given for the significant height reduction as per the guidance for the work on T.P.O trees.

10	**26/03391/TCA**	Sandringham Court, Shrewsbury, Shropshire, SY3 8LL	Works to trees (See Report) within Shrewsbury Conservation Area	No Objection
11	**26/03510/TPO**	The Vicarage, Vicarage Road, Shrewsbury, Shropshire, SY3 9EZ	Remove two lowest limbs and prune 1no Sycamore (T1) & fell 1no Wych Elm (T6), 1no Copper Beech (T7) and 1no Lombardy Poplar (T10) protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref: SA/70)	No Objection

12	**26/03556/TCA**	30 Trinity Street, Shrewsbury, Shropshire, SY3 7PF	Coppice to ground level 1no. Sycamore (T1) and reduce crowns by 30 percent 5no. Sycamores (T2-6) within Belle Vue Conservation Area	No Objection
13	**26/02281/TCA**	22 Belle Vue Gardens, Shrewsbury, Shropshire, SY3 7JH	Reduce side by 1m of 1no Norway Maple within Belle Vue Conservation Area	No Objection
14	**26/03504/TCA**	Coleham County Primary School, Greyfriars Road, Shrewsbury, Shropshire, SY3 7EN	Works to trees (See Schedule) within Belle Vue Conservation Area	No Objection
15	**26/03507/TPO**	2 Mayland Court, Gains Park Way, Bicton Heath, Shrewsbury, SY3 8DP	Remove a few lower branches on the roadside of 1no Pine (T4) protected by the SABC (Land at and surrounding Bowbrook Grange) TPO 2008 (Ref: SA/463)	No Objection

The Town Council raises no objection, but could a condition be placed on the application stating how many branches could be removed or to what height.

16	**26/03533/TCA**	Greenhill, Copthorne Road, Shrewsbury, Shropshire, SY3 8NS	Fell 1no Hazel, 1no Conifer and 1no Gleditsia & crown reduce by 1-1.5m, raise by 2m and cut back over drive 1no Evergreen Oak within Shrewsbury Conservation Area	No Objection
17	**26/03618/TPO**	3A Kendal Road, Shrewsbury, Shropshire, SY1 4ES	Fell 1no Ash 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

The Town Council raises no objection to this application if the insurance report as stated within the application has been received by Shropshire Council

18	**26/03539/TCA**	Former Gay Meadow, Abbey Foregate, Shrewsbury, SY2 6AB	Reduce by 2m 1no Maple (T3), reduce back from building by 1.5m and crown reduce by 2.5m 1no Maple and 1no Cherry (T6-7), crown lift to 3m 2no Cherry (T10-11), crown reduce by up to 1.5m and crown lift to 3m 4no Jacquemonti & crown reduce by 30% 1no Crab Apple (T35) within Shrewsbury Conservation Area	No Objection

The Town Council raises no objection but can the location of T3 be supplied. It is stated as being reduced, but does not appear to be shown on the plan supplied with the application

19	**26/03534/TCA**	84 The Mount, Shrewsbury, Shropshire, SY3 8PN	Remove deadwood from 1no Japanese Maple (T1), reduce height by approx. 8ft and shape sides of 1no Yew (T2), fell 1no Cherry and 1no Cotoneaster, cut to 3m stump 1no Holly (T4) & cut to near ground level 1no Holly (T5) within Shrewsbury Conservation Area	No Objection
20	**26/03552/TPO**	25 Pendle Way, Shrewsbury, Shropshire, SY3 9QH	Raise the crown of the tree by 0.6m, reduce the reach over the footpath by 1.2m and shape crown to match of 1no Prunus spp (T108) protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No Objection

The Town Council raises no objection, but as this is not a small reduction can the pruning if possible be carried out as per good practice on Prunus trees

21	**26/03685/TCA**	42 Oak Street, Shrewsbury, SY3 7RQ	Fell 1no Ash within Belle Vue Conservation Area	No objection
22	**26/03699/TCA**	42 Oak Street, Shrewsbury, Shropshire, SY3 7RQ	Coppice and maintain as hedge 1no Laburnum & reduce by approx. 3m to appropriate growth points side of 1no Cherry (See Photos) within Belle Vue Conservation Area	No objection

The Town Council raises no objection, but can both works be carried out at the appropriate time of year

23	**26/03702/TCA**	Berwyn, 37 Porthill Road, Shrewsbury, Shropshire, SY3 8RN	Reduce back to old pruning points by approx. 3m of 1no Leylandii (T1), reduce back to old pruning points by approx. 2m 2no Maple (T2 & 3) & reduce back to old pruning points by approx. 2m 1no Ash (T4) within Shrewsbury Conservation Area	No objection
24	**26/03703/TPO**	The Corner House, Vicarage Road, Shrewsbury, Shropshire, SY3 9EX	Selective crown reduction to crown width following limb failure of 1no Copper Beech (See Report) protected by the The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref: SA/70)	No objection

25	**26/03704/TCA**	79 Underdale Road, Shrewsbury, Shropshire, SY2 5EF	Pollard down to 4m 2no Crack Willows (T1&T3) & fell 1no Silver Birch (T2) and 1no Swamp Cypress (T4) within Shrewsbury Conservation Area	No objection
26	**26/03817/TPO**	71 Washford Road, Shrewsbury, Shropshire, SY3 9HW	Crown reduce by 25-30% and crown lift by 10-15% 1no Robinia protected by the Shrewsbury & Atcham Borough Council (Meole Brace) Tree Preservation Order 2002 (Ref: SA/354)	No objection

The Town Council raises no objection to this application, however, can Shropshire Council Tree Officer place conditions on both the length of reduction in metres and what to height the tree can be raised to

27	**26/03761/TPO**	22 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	Fell 1no Holly (T212) protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	No objection