

Shropshire Council  
Legal and Democratic Services  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Date: Monday, 13 June 2022

### Committee: Northern Planning Committee

**Date:** Tuesday, 21 June 2022

**Time:** 2.00 pm

**Venue:** Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting. The Agenda is attached

There will be some access to the meeting room for members of the press and public but this will be limited. If you wish to attend the meeting, please email [democracy@shropshire.gov.uk](mailto:democracy@shropshire.gov.uk) to check that a seat will be available for you.

The meeting can be viewed live via Microsoft Teams using the link below. The recording will be made available on YouTube, this will be made accessible from the web page for the meeting shortly afterwards.

[www.shropshire.gov.uk/NorthernPlanningCommittee21June2022](http://www.shropshire.gov.uk/NorthernPlanningCommittee21June2022)

The Council's procedure for holding Socially Distanced Planning Committees including the arrangements for public speaking can be found by clicking on this link:

<https://shropshire.gov.uk/planning/applications/planning-committees>

Tim Collard Assistant Director – Legal and Governance

#### Members of the Committee

Joyce Barrow  
Garry Burchett  
Geoff Elnor  
Ted Clarke  
Vince Hunt  
Mark Jones (Vice Chairman)  
Mike Isherwood  
Edward Towers  
David Vasmer  
Alex Wagner  
Paul Wynn (Chairman)

#### Substitute Members of the Committee

Gerald Dakin  
Steve Davenport  
Julian Dean  
Nat Green  
Nigel Hartin  
Pamela Moseley

Your Committee Officer is:

**Emily Marshall / Shelley Davies** Committee Officer

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# AGENDA

## 1 Apologies for Absence

To receive apologies for absence.

## 2 Minutes (Pages 1 - 4)

To confirm the Minutes of the meeting of the North Planning Committee held on 24<sup>th</sup> May 2022, attached, marked 2.

Contact: Emily Marshall on 01743 257717

## 3 Public Question Time

To receive any public questions or petitions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is 5.00 p.m. on Wednesday, 15<sup>th</sup> June 2022.

## 4 Disclosable Pecuniary Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

## 5 Station Yard, Pipe Gate, Market Drayton, Shropshire (22/01789/OUT) (Pages 5 - 24)

Phase 2 residential scheme for development of up to ten housing plots for self-build/custom housing (resubmission of application reference 21/05785/OUT)

## 6 Proposed Residential Development Land North East Of Grove Lane, Bayston Hill, Shrewsbury, Shropshire (22/01619/FUL) (Pages 25 - 54)

Erection of 2No. detached dwellings and associated garages, formation of vehicular and pedestrian access (revised scheme)

## 7 Roundabout Junction A41 and A525, Whitchurch, Shropshire (22/01663/ADV) (Pages 55 - 60)

Erect and display four sponsorship signs placed on the roundabout

## 8 Roundabout Junction A41 And A49, Prees Heath, Whitchurch,(22/01665/ADV) (Pages 61 - 66)

Erect and display three sponsorship signs placed on the roundabout

## 9 Roundabout Junction A53 and A442, Hodnet, Shropshire (22/01667/ADV) (Pages 67 - 72)

Roundabout Junction A53 and A442, Hodnet, Shropshire

## 10 Roundabout Junction B4579 and College Road, Oswestry, Shropshire 22/01669/ADV (Pages 73 - 80)

Erect and display four sponsorship signs placed on the roundabout

- 11 Roundabout Junction A41 and A53, Tern Hill, Shropshire (22/01686/ADV) (Pages 81 - 86)**

Erect and display four sponsorship signs placed on the roundabout

- 12 Roundabout Junction Chester Road and Bargates, Whitchurch, Shropshire (22/01700/ADV) (Pages 87 - 92)**

Erect and display three sponsorship signs placed on the roundabout

- 13 Proposed Essential Workers Dwelling North Of Merrington Bomere Heath Shropshire (21/05888/FUL) (Pages 93 - 102)**

Erection of an essential workers dwelling including parking and amenity space

- 14 Land to the rear of Scout Hut Adj. To Rad Valley Gardens Shrewsbury Shropshire (22/02030/FUL) (Pages 103 - 108)**

Erection of a telecoms shelter with fencing

- 15 Appeals and Appeal Decisions (Pages 109 - 114)**

- 16 Date of the Next Meeting**

To note that the next meeting of the Northern Planning Committee will be held at 2.00 pm on Tuesday 19<sup>th</sup> July 2022 in the Shrewsbury Room, Shirehall, Shrewsbury.