

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

Date: Thursday, 20 July 2023

Committee: Northern Planning Committee

Date: Friday, 28 July 2023

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 to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

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
Steve Charmley
Nat Green
Vince Hunt
Mike Isherwood
Edward Towers
David Vasmer
Paul Wynn (Chairman)

Substitute Members of the Committee

Roy Aldcroft
Gerald Dakin
Steve Davenport
Julian Dean
Nigel Hartin
Pamela Moseley
Mary Davies

Your Committee Officer is:

Emily Marshall / Shelley Davies Committee Officer

Tel: 01743 257717 / 01743 257718

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

AGENDA

1 Apologies for Absence

To receive apologies for absence.

2 Appointment of Vice-Chairman

3 Minutes (Pages 1 - 6)

To confirm the Minutes of the meeting of the North Planning Committee held on 23rd May 2023, attached, marked 2.

Contact: Emily Marshall on 01743 257717; or
Shelley Davies on 01743 257718.

4 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 Monday, 24th July 2023.

5 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.

6 Proposed Commercial Development, Land To The South Of Hazledine Way, Shrewsbury, Shropshire (22/03877/FUL) (Pages 7 - 58)

Mixed use development including retail, gym, drive-thru coffee shop and drive-thru restaurant (use class E), tanning and beauty salon (sui generis), and residential care home (use class C2) together with access, parking, landscaping and associated infrastructure.

7 Roundabout Junction A5112 Whitchurch Road & Telford Way / A5191 Ditherington Road / B5062 Sundorne Road, Heathgates, Shrewsbury, Shropshire (23/00772/ADV) (Pages 59 - 66)

Erect and display three sponsorship signs placed on the roundabout

8 Roundabout Junction A5112 Hereford Road, Meole Brace, Shrewsbury, Shropshire (23/00782/ADV) (Pages 67 - 74)

Erect and display three sponsorship signs placed on the roundabout

9 Roundabout Junction A458 The Mount/Frankwell/Copthorne Road Roundabout, Shrewsbury, Shropshire (23/02352/ADV) (Pages 75 - 82)

Erect and display four sponsorship signs placed on the roundabout

10 Land North of Whittington Road, Oswestry (23/00225/FUL) (Pages 83 - 176)

Proposed residential development of 83 dwellings with associated access, public open space, electricity sub-station, drainage and landscaping (re-submission)

11 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (23/02123/FUL) (Pages 177 - 196)

Building clearance, asbestos removal and partial demolition of Units 2, Units 44-48, and the pedestrian walkway canopy to make access for a geo-environmental ground investigation

12 Appeals and Appeal Decisions (Pages 197 - 244)

13 Date of the Next Meeting

To note that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 15th August 2023, in the Shrewsbury Room, Shirehall, Shrewsbury.