

**Committee and Date**

Northern Planning Committee

9th December 2025

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 18 November 2025**

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 4.20 pm**

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk

Tel: 01743 257717

Present

Councillor Julian Dean (Chairman)

Councillors Mark Owen (Vice Chairman), Andy Davis, Rosemary Dartnall, Greg Ebbs, Adam Fejfer, Gary Groves, Ed Potter, Rosie Radford, Carl Rowley and Brendan Mallon (Substitute) (substitute for Brian Evans)

42 Apologies for Absence

Apologies for absence were received from Councillors Brian Evans (substitute: Councillor Brendan Mallon).

43 Minutes**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 16th September 2025 be approved as a correct record and signed by the Chairman.

44 Public Question Time

There were no public questions or petitions received.

45 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

**46 Land North of A53, Longford, Market Drayton, Shropshire, TF9 3PL
(25/01926/OUT)**

The Principal Planning Officer introduced the outline application for up to 100 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated highways improvement works (to include access).

Members' attention was drawn to the information contained within the Schedule of Additional letters.

Councillor Geoff Turner on behalf of Moreton Say Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) the solicitor read a statement on behalf of Councillor Myles Hook, local ward councillor.

Mr John Mackenzie, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, Members discussed the feasibility of linking the development in to the existing circular bus route and improving public transport links. The Principal Planning Officer explained that this could be secured through a Section 106 agreement.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposals.

RESOLVED:

That outline planning permission be granted subject to:

- The satisfactory completion of a Section 106 agreement to secure affordable housing, open space management, highway works, and management of Biodiversity Net Gain
- The conditions set out in Appendix 1 of the officers report, and any minor changes to those conditions as required.
- Delegation to the Planning and Development Services Manager for minor amendments and final draft of conditions.
- Delegation to the Planning and Development Services Manager to negotiate a financial contribution with the applicant towards improvements to public transport in the local area, to be secured through a Section 106 agreement

47 23 Cross Street, Oswestry, Shropshire, SY11 2NF (25/02860/FUL)

The Senior Planning Officer introduced the application for the conversion of upper floors into 6-Bedroom (6 persons) House in Multiple Occupation (HMO) (Use Class C4). Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Roger Blake the owner of the building adjacent, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Arren Roberts, Clerk on behalf of Oswestry Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Joe Salt, agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, members of the committee expressed concerns relating to the limitations of the proposed access, the arrangements for waste storage and collection, lack of amenity space and over intensification of the development. It was felt that the proposed development failed to preserve and enhance the area.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members felt that that the proposals could not be supported for the reasons outlined.

RESOLVED:

That planning permission be refused contrary to officer's recommendation for the following reasons:

- Over intensification
- Lack of amenity provision
- Inadequate provision for waste management
- The adverse impact on the conservation area and non-designated heritage asset.
- Concerns relating to the access and fire safety implications

48 Shrewsbury Sports Village, Sundorne Road, Shrewsbury, Shropshire, SY1 4RQ (25/02658/FUL)

The Senior Planning Officer introduced the application for the extension of existing Shrewsbury Sports Village including Swimming Pool with viewing area, Fitness Suite, Studios, Group Cycle and Ancillary Spaces. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Martin Jones on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Peter Gilbertson on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the proposals.

RESOLVED:

That planning permission be granted subject to:

- The conditions and a Memorandum of Understanding relating to BNG as set out in Appendix 1 of the officer's report.
- Delegated authority to the Planning and Development Services Manager for minor amendments and conditions.
- Three additional conditions relating to Tree Protection, Tree Planting and Landscaping Plan as set out in the Schedule of Additional Letters.

49 **Appeals and Appeal Decisions**

RESOLVED:

That the appeals and appeal decisions for the northern area be noted.

50 **Date of the Next Meeting**

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday 9th December 2025 in the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury.

Signed (Chairman)

Date: