Shropshire Council
Legal and Democratic Services
Guildhall,
Frankwell Quay,
Shrewsbury
SY3 8HQ

Date: Monday, 1 December 2025

Committee: Northern Planning Committee

Date: Tuesday, 9 December 2025
Time: 2.00 pm
Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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 Service Director – Legal, Governance and Planning

Members of the Committee
Julian Dean (Chairman)
Mark Owen (Vice Chairman)
Andy Davis
Rosemary Dartnall
Greg Ebbs
Brian Evans
Adam Fejfer
Gary Groves
Ed Potter
Rosie Radford
Carl Rowley

Substitute Members of the Committee
Caroline Bagnall
Thomas Clayton
Jamie Daniels
Craig Emery
Rhys Gratton
Nick Hignett
Alan Holford
Brendan Mallon
Vicky Moore
Wendy Owen

Your Committee Officer is:

Emily Marshall Committee Officer
Tel: 01743 257717
Email: emily.marshall@shropshire.gov.uk

AGENDA

1 Apologies for Absence

To receive apologies for absence.

2 Minutes

To confirm the Minutes of the meeting of the North Planning Committee held on 18th November 2025, 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 3rd December 2025.

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 Land West Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire (24/00765/FUL) (Pages 1 - 56)

Hybrid planning application seeking (a) full planning permission for the creation of 108 dwellings, open space and infrastructure with access from Lyth Hill Road and (b) outline planning permission for up to 4no. serviced self-build plots (Amended description)

6 Land Adjacent to Cloverfield, Chester Road, Whitchurch, Shropshire, SY13 4QG (25/02878/OUT) (Pages 57 - 90)

Outline application for proposed residential development (to include access)

7 Proposed Residential Development Land East Of Shrewsbury Road, Hadnall, Shropshire (24/04834/FUL) (Pages 91 - 132)

Construction of 44 dwellings, vehicular access via Shrewsbury Road, public open space, landscaping and planting, associated infrastructure and enabling works

8 Electricity Sub-station, Uffington, Shrewsbury, Shropshire (25/00531/FUL) (Pages 133 - 170)

Installation of a Battery Energy Storage System (BESS) and associated infrastructure.

9 23 Cross Street, Oswestry, Shropshire, SY11 2NF (25/02860/FUL)

Proposed Conversion of upper floors into 6-Bedroom (6 persons) House in Multiple Occupation (HMO) (Use Class C4)

10 Appeals and Appeal Decisions

11 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, 20th January 2026, in the Council Chamber, The Guildhall, Shrewsbury.