



Committee and Date

Northern Planning Committee

INSERT NEXT MEETING DATE

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 21 April 2026

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 4.35 pm**

Responsible Officer: Emily Marshall

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Present

Councillor Julian Dean (Chairman)

Councillors Mark Owen (Vice Chairman), Andy Davis, Rosemary Dartnall, Greg Ebbs, Adam Fejfer, Carl Rowley, Thomas Clayton (Substitute) (substitute for Brian Evans) and Wendy Owen (Substitute) (substitute for Gary Groves)

72 Apologies for Absence

Apologies for absence were received from Councillors Brian Evans, Gary Groves, Ed Potter and Rosie Radford

Councillor Thomas Clayton substituted for Councillor Evans and Councillor Wendy Owen substituted for Councillor Groves

73 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on Tuesday 17th February 2026 be approved as a correct record and signed by the Chairman.

74 Public Question Time

There were no public questions received.

75 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.

76 Proposed Hotel East of The Shrewsbury Club, Sundorne Road, Shrewsbury, Shropshire (24/03877/OUT)

The Principal Planning Officer introduced the application which was an outline application for a hotel with associated parking and landscaping and with reference to

the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

The Principal Planning Officer advised Members legal advice attributed to this application in the schedule of late representations did in fact relate to item 8 on the agenda.

Michael Hogg against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Ian Kilby, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the improvements to the junction with the A49 but expressed concern regarding the effect of the proposals on other roads in the area. They also asked that consideration be given to the Shrewsbury Moves Strategy when looking at the active travel links.

RESOLVED:

That in accordance with Officer recommendation delegated authority be given to Officers to grant planning permission subject to the completion of a Section 106 agreement and the conditions in Appendix 1 and for any minor changes to conditions as required, including the amendment of condition 8 to specifically mention the Shrewsbury Moves Strategy

77 Land To The East Of Merrington Road, Bomere Heath, Shrewsbury, Shropshire (25/02929/OUT)

The Senior Planning Officer introduced the application which was an application for outline planning application for the erection of up to 98No. dwellings with all matters reserved except for means of access with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

David Cookson, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dan Harmer spoke on behalf of Bomere Heath Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Brendan Mallon, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Laurie Lane, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members acknowledged the concerns raised and considered that most of these could be addressed at the reserved matters stage. They asked hat the reserved matters application be brought back to the committee for determination. The Area

Planning Manager advised Members that under legislation currently going through parliament this may not be possible

RESOLVED:

That in accordance with Officer recommendation outline planning permission be granted subject to the conditions set out in Appendix 2 with delegation to officers to confirm the final condition wording and to secure a section 106 agreement to secure affordable housing, long term future management and maintenance of open space and drainage, cost recovery for the 30 year monitoring period for Biodiversity Net Gain and cost recovery for monitoring the section 106 agreement and reserved matters being brought back to the Committee for approval (Subject to forthcoming legislation allowing this)

The Chairman advised that due to the number of members of the public present for agenda item 8 he was proposing to take that item next. This was agreed.

78 Proposed Residential Development Land on the West side of Ellesmere Road, Shrewsbury, Shropshire (22/01432/OUT)

The Principal Planning Officer introduced the application which was an Outline application for the residential development of up to 450 dwellings, strategic infrastructure to include: open space, drainage and engineering works with some matters landscaping, appearance, layout, scale) reserved apart from strategic access and with reference to the drawings and photographs displayed, he drew Members' attention to the location and layout.

The Principal Planning Officer reminded Members that they had previously deferred this application to seek further information on impacts to the wider highways network and to seek further assurances around active travel

Ken Simpson, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Ben Jephcott, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Sarah Butterfield, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members welcomed the confirmation of funding for highways improvement and active travel measures.

RESOLVED:

That in accordance with Officer recommendation delegated authority is given to Officers to grant planning permission subject to the completion of a Section 106 agreement and the conditions in Appendix 1 and for any minor changes to conditions as required.

**79 Foxholes Farm Poultry Unit, Little Ness, Shrewsbury, Shropshire
(24/02979/EIA)**

The Principal Planning Officer introduced the application which was an application for the erection of 2 No. additional poultry houses with associated feed bins, hardstandings and relocated access road associated with a reduction in stocking density across the whole poultry farm to the new higher welfare standards. and with reference to the drawings and photographs displayed, he drew Members' attention to the location and layout.

He drew Members attention to the information in the Schedule of Late Representations and also advised them that if they were minded to approve the application an amendment to Condition 10 would be needed so that the condition read - "The poultry units at the site shall be limited to occupation by no more than 445,500 birds across 10 broiler units"

Alison Caffyn spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Ian Pick, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members expressed concern that the stocking density could be raised in the future. The Principal Planner Officer advised that as the maximum number of birds was specified in condition 10 an application to vary this condition would be required if the applicant wanted to increase the stocking density.

RESOLVED:

That in accordance with Officer recommendation planning permission be granted subject to the conditions as set out in Appendix 2, and to any amendments considered necessary to these, including the amendment of condition 10 to read "The poultry units at the site shall be limited to occupation by no more than 445,500 birds across 10 broiler units"; and the completion of a Section 106 agreement to secure continued HGV routing control, and to provide for long term biodiversity net gain.

80 Appeals and Appeal Decisions

The Area Planning Manager drew Members attention to the appeal result 25/03156/FUL which gave really good advice regarding how we deal with the tilted balance in the context of gypsies and travellers which may come in useful when considering future applications.

RESOLVED:

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

81 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday, 19th May 2026, in the Council Chamber, The Guildhall, Shrewsbury

Signed (Chairman)

Date: