

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

Date: Monday, 14 September 2026

Committee:
Northern Planning Committee

Date: Tuesday, 22 September 2026

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 public speaking at Planning Committees can be found by clicking on this link: <https://shropshire.gov.uk/planning/applications/planning-committees>

Richard Phillips
Service Director – Legal and Governance (Monitoring Officer)

Members of the Committee

Julian Dean (Chairman)
Benedict Jephcott (Vice-Chair)
Caroline Bagnall
Neil Bentley
Andy Davis
Greg Ebbs
Gary Groves
Mark Owen
Brian Evans
Carl Rowley
Ed Potter

Substitute Members of the Committee

Duncan Borrowman
Jamie Daniels
Adam Fejfer
Jon Tandy
Colin Taylor
Sam Walmsley
Thomas Clayton
Brendan Mallon
Nick Hignett
Craig Emery
Alan Mosley

Your Committee Officer is:

Emily Marshall Committee Officer

Tel: 01743 257717

Email: emily.marshall@shropshire.gov.uk

When attending this meeting, Members are reminded of the three principles of the Jo Cox Foundation and Compassion in Politics Civility Pledge:

1. *Use a civil and constructive tone in debate*
2. *Act with integrity, honesty and compassion*
3. *Behave respectfully towards others, including those I disagree with*

*(Please note that while we strive to live stream meetings, technical issues may occasionally occur. In the event of a technical disruption, the meeting will be paused to try to resolve the issue. Should it not be possible to resume the live stream, the meeting will proceed as scheduled, and a backup recording will be made available after the meeting. Any disruption to the live stream does not affect the legality of the meeting).

AGENDA

1 Apologies for Absence

To receive apologies for absence.

2 Minutes (Pages 1 - 4)

To confirm the Minutes of the meeting of the Northern Planning Committee held on 18th August 2026, 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 12 noon on Wednesday, 16th September 2026.

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 Proposed Residential Development Land Between Aston Road and Church Lane, Wem, Shropshire (25/02775/OUT) (Pages 5 - 108)

Outline planning application, to include access matters only for: up to 175 dwellings, site access and highway works, green infrastructure including public open space, sustainable drainage, landscape buffering, amenity green space, and ancillary works.

6 Proposed Residential Development Land North Of Old Rectory Gardens, West Felton, Shropshire (25/03651/FUL) (Pages 109 - 132)

Proposed residential development of 10 dwellings

7 Proposed Residential Development Land West Of Alma Close West Felton Shropshire (26/00099/OUT) (Pages 133 - 164)

Residential Development (Outline) with Access to be considered

8 39 Oak Street Shrewsbury, Shropshire, SY3 7RQ (26/02359/FUL) (Pages 165 - 174)

Creation of a terrace above existing conservatory, porch to front and insertion of an additional window at second floor level

9 Appeals and Appeal Decisions (Pages 175 - 186)

10 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 October 2026 in the Shrewsbury Room, The Guildhall, Shrewsbury.