



Committee and Date

Northern Planning Committee

15th July 2025

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 17 June 2025

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 4.10 pm**

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Julian Dean (Chairman)

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

5 Apologies for Absence

Apologies for absence were received from Councillors Adam Fejfer and Rosie Radford

Councillor Vicky Moore substituted for Councillor Radford

6 Minutes

RESOLVED:

That the Minutes of the meetings of the North Planning Committee held on 22 April 2025 and 22 May 2025 be approved as a correct record and signed by the Chairman.

7 Public Question Time

There were no public questions received.

8 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.

9 Proposed Residential Development Land NW Of Mile End Roundabout Shrewsbury Road Oswestry Shropshire (24/00719/OUT)

Councillor Mark Owen stated that he was the local Member and withdrew from the table and took no part in the debate or voting.

The Principal Planning Officer introduced the application which was an application for Outline planning permission for residential development on land off Shrewsbury

Road, adjacent to Mile End Roundabout to include means of access and remediation.

Members stressed the need for full consideration of safe walking and cycling routes.

RESOLVED:

That in accordance with officer recommendation planning permission be granted with delegated authority to the (Interim) Planning and Development Services Manager to impose planning conditions and in consultation with the Head of Legal and Democratic Services, to negotiate the terms of a Section 106 Agreement to completion and to secure an affordable housing contribution and Biodiversity Net Gains.

10 Proposed Commercial Development Land to the south of Hazledine Way Shrewsbury Shropshire (24/04742/VAR)

The Principal Planning Officer introduced the application which was an application for Variation of conditions attached to planning permission ref no. 22/03877/FUL to permit an alternative Care Home Development in lieu of the previously approved Care Home Development and an amended single-storey Retail/Leisure building in lieu of the previously approved two-storey Retail/Leisure building

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Vicky Moore, local ward councillor made a statement and then left the table and took no part in the debate and voting.

Tracey Spencer, 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.

Members requested that the new exit onto Hazledine Way should be constructed prior to the opening of the retail units. Officers advised that this was covered under condition 4.

RESOLVED:

That in accordance with the Officer recommendation, delegated authority be given to the Planning Services Manager to grant planning permission subject to the conditions listed in Appendix 1 and to any modifications to those conditions considered necessary.

11 Field Adjoining Langley Sodyllt Bank Ellesmere Shropshire (25/00248/FUL)

Councillor Brian Evans stated that he was the local Member and withdrew from the table and took no part in the debate or voting

The Senior Planning Officer introduced the application which was an application for the change of Use of agricultural land to residential caravan site for 1 no. traveller family to include access and drainage.

Mr Nick Scott, on behalf of local residents 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) Councillor Carl Rowley, local ward councillor made a statement and then left the table and took no part in the debate and voting..

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

RESOLVED

That in accordance with the Officer recommendation, planning permission be granted subject to the conditions set out in appendix 1 of the report

12 Land North Mytton Oak Road Shrewsbury Shropshire (24/02808/OUT)

The Principal Planning Officer introduced the application which was a Hybrid planning application for a residential development of up to 400 dwellings and 80 bed care home (Use Class C2), access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure: comprising a FULL application for 102 dwellings, 80 bed care home, access from Mytton Oak Road, footpath/cycleways, public open space, landscaping and associated development infrastructure and OUTLINE application (all matters reserved) for up to 298 dwellings, access, footpath/cycleways, public open space, landscaping and associated development infrastructure.

Mr David Kilby, on behalf of the Shropshire Playing Fields Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Members asked that the Developers consider including a leisure/social facility in future phases of the development.

RESOLVED:

That in accordance with the Officer recommendation delegated authority be given to the Planning Services Manager 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.

13 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 17 June 2025 be noted.

14 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 15th July 2025, in the Shrewsbury Room, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: