



Committee and Date

Northern Planning Committee

19th August 2025

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 15 July 2025

**In the The Shrewsbury Room, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8H
2.00 - 2.45 pm**

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk

Tel: 01743 257717

Present

Councillors Julian Dean (Chairman), Mark Owen (Vice Chairman), Andy Davis, Rosemary Dartnall, Greg Ebbs, Adam Fejfer, Gary Groves, Ed Potter, Rosie Radford and Carl Rowley

15 Apologies for Absence

No apologies for absence were received

16 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 17 June 2025 be approved as a correct record and signed by the Chairman.

17 Public Question Time

There were no public questions received.

18 Disclosable Pecuniary Interests

Members were 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.

19 Land Adjacent Former Tern Hill Quarry, Tern Hill, Market Drayton, Shropshire (24/03087/EIA)

The Principal Planning Officer introduced the which was an application for full planning permission for mineral extraction of sand and gravel to form a northwest extension of the former Tern Hill Quarry with phased restoration using imported inert material to reinstate agricultural land after operations with solar development; site management, access and associated infrastructure

In accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, the Committee Solicitor read a statement from Councillor Sarah Planton on behalf of Stoke upon Tern Parish Council against the proposal

Simon Hargreaves, 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.

RESOLVED:

That in accordance with 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.

20 Proposed Residential Development Land Adjacent Holmleigh, 34 Shrewsbury Road, Hadnall, Shropshire (25/00908/FUL)

The Principal Planning Officer introduced the which was an application for full planning permission for the erection of 2 dwellings and associated landscaping.

Councillor Laura Tarburton made a statement in opposition to the application on behalf of Hadnall Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

David Humphreys, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He confirmed that the applicant recognised that they would not be able to connect to the public sewer and that they would be installing a treatment plant as an interim solution.

RESOLVED:

That in accordance with Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1.

21 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (25/02137/AMP)

The Principal Planning Officer introduced the application which was an application for Non Material Amendment for amendments to the approved staircase and lift shaft between the park area and Frankwell foot bridge, the relocation of internal plant equipment, addition of bullnose ends to steps and the relocation of 1 no. new tree attached to previously approved planning permission reference 24/03681/VAR - Variation of condition no. 2 (approved drawings) attached to planning permission 23/05402/FUL (as amended by 24/03682/AMP).

RESOLVED

That in accordance with Officer recommendation permission be granted due to the proposed amendment being considered non-material when having regard to the effect of the original permission.

22 **Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 15 July 2025 be noted.

23 **Date of the Next Meeting**

RESOLVED:

That it be noted that the next meeting of the Northern Planning Committee will be held at 2.00 pm on Tuesday 19 August 2025 at The Guildhall, Frankwell Quay, Shrewsbury.

Signed (Chairman)

Date: