

Committee and Date

Northern Planning Committee

17th February 2026

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 9 December 2025

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 6.03 pm**

Responsible Officer: Emily Marshall

Email: emily_marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Julian Dean (Chairman)

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

51 Apologies for Absence

There were no apologies for absence.

52 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 18th November 2025 be approved as a correct record and signed by the Chairman.

53 Public Question Time

There were no public questions or petitions received.

54 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.

**55 Land West Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire
(24/00765/FUL)**

The Principal Planning Officer introduced the 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). Members' attention was drawn to the information contained within the Schedule of Additional letters which contained further objections from the local member.

Councillor Robert Ruscoe on behalf of Bayston Hill Parish Council 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 Teri Trickett, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

At this point in the meeting the clerk was made aware that the live stream of the meeting had failed and the Chairman announced that the meeting would be paused while Shropshire Council's ICT services attempted to resume the live stream. After a period of approximately 20 minutes the Chairman informed the committee and the members of the public in attendance that the meeting would be recorded until the live stream recommenced.

Jen Towers, 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.

During the ensuing debate members noted the changes to the proposed scheme, including the reduction in the number of dwellings proposed, however concern remained in relation to the density of the development and insufficient green space. In response to concerns relating to the consultation process, the Principal Planning Officer confirmed that a thorough consultation process had been undertaken, and the parish council had engaged with the applicant. A proposal was put forward to defer the application to allow further negotiations. In response the Planning and Development Services Manager advised the committee that a further deferral ran the risk of the applicant appealing on the grounds of non-determination. Upon being put to the vote this proposal was not carried with the Chairman using their casting vote.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposal and the recommendation in the officer's report was approved, with the Chairman using his casting vote.

RESOLVED:

That delegated authority is 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 of the 19th August 2025 committee report, and for any minor changes to conditions as required.

56 Land Adjacent to Cloverfield, Chester Road, Whitchurch, Shropshire, SY13 4QG (25/02878/OUT)

The Principal Planning Officer introduced the outline application for a proposed residential development (to include access). Members' attention was drawn to the information contained within the Schedule of Additional letters.

Peter Down, 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 Andy Hall, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Nigel Thorns, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the proposal.

RESOLVED:

That outline planning permission be granted, subject to:

- The prior completion of a Section 106 legal agreement to secure affordable housing, biodiversity net gain for a minimum of 30 years, on-site public open space and a Local Equipped Area for Play (LEAP), the financial contribution towards the Whitchurch Local Cycling and Walking Infrastructure Plan (LCWIP) and the long-term management and maintenance of public open space and sustainable drainage systems (SuDS); and
- The recommended planning conditions set out in Appendix 1, with authority for final conditions and minor amendments delegated to the Planning and Development Services Manager.

57 Proposed Residential Development Land East Of Shrewsbury Road, Hadnall, Shropshire (24/04834/FUL)

The Principal Planning Officer introduced application for the construction of 44 dwellings, vehicular access via Shrewsbury Road, public open space, landscaping and planting, associated infrastructure and enabling work. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Alison Utting, Clerk on behalf of Hadnall Parish Council 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 Brendan Mallon, as local ward councillor, made a statement and then left the table, taking no part in the debate and did not vote on this item.

Stuart Wells, 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.

In response to comments made by Alison Utting and questions from members of the committee, the Principal Planning Officer confirmed that he was unaware of the email received and referred to by the Parish Council from Severn Trent Water and

members were advised that comments from Severn Trent Water and the Shropshire Council Drainage Team, were included within the report. Some members felt that the application should be deferred in light of this new information, however the solicitor and planning services manager advised them that Shropshire Council's drainage team considered that the proposals were acceptable and Severn Trent Water had recommended the Grampian condition to ensure satisfactory drainage provision and reminded the committee that there was the risk of the applicant appealing on the grounds of non-determination should the application be deferred. In response to these concerns, The Principal Planning Officer suggested an additional condition to require confirmation from Severn Trent Water that a package of improvement work was feasible prior to 2027.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposals in accordance with the recommendations in the officer's report and an additional condition.

RESOLVED:

That planning permission be granted subject to;

- The receipt and agreement of an amended internal road design to adoptable standards and a walking and cycling review, both to the satisfaction of the Highway Authority
- The prior completion of a Section 106 agreement to secure affordable housing, biodiversity net gain, long-term management of drainage infrastructure, and the delivery and management of public open space and play facilities
- The conditions set out in Appendix 1 (with authority delegated to the Planning and Development Services Manager for minor amendments to conditions);
- And Severn Trent Water confirming that it is feasible for the necessary improvements to the public wastewater network to be completed before December 2027.

58 Electricity Sub-station, Uffington, Shrewsbury, Shropshire (25/00531/FUL)

The Principal Planning Officer introduced the application for the Installation of a Battery Energy Storage System (BESS) and associated infrastructure. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Rob Story, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Darren Robson, on behalf of Uffington Parish Council 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 Brendan Mallon, as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Nick Williams, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposals.

RESOLVED:

That planning permission be **granted** subject to the completion of a Section 106 agreement to secure BNG and to the planning conditions set out in Appendix 2 and as detailed in the Schedule of Additional Representations.

59 23 Cross Street, Oswestry, Shropshire, SY11 2NF (25/02860/FUL)

The Area Planning Manager introduced the application for the proposed Conversion of upper floors into 6-Bedroom (6 persons) House in Multiple Occupation (HMO) (Use Class C4). Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed additional public comments.

Roger Blake, the adjacent business owner, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Council's Solicitor read out a statement from Arren Roberts, Clerk to Oswestry Town Council, on behalf of Oswestry Town Council, against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Area Planning Manager outlined each of the reasons for refusal that had been agreed at the previous meeting and advised the committee why each reason would not be defensible if challenged. During the ensuing debate Members concerns relating to over intensification, the impact on the adjoining business and the impact on the conservation area remained of concern.

Having considered the submitted plans and listened to the comments made by all of the speakers and the advice of the Planning Services Manager, whilst the committee still held the concerns regarding over intensification, parking and the impact on the adjoining business, the majority members supported the scheme and agreed there were not sufficient reasons to support a refusal if challenged at an appeal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the planning officer's report.

60 Appeals and Appeal Decisions

RESOLVED:

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

61 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, 20th January 2026 in the Council Chamber, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: