



Committee and Date

Northern Planning Committee

18th August 2026

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 21 July 2026

In the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

2.00 - 4.07 pm

Responsible Officer: Amanda Holyoak

Email: emily.marshall@shropshire.gov.uk

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Present

Councillor Julian Dean (Chairman)

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

4 Apologies for Absence

There were no apologies for absence.

5 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 21st April and 14th May 2026 be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions or petitions received.

7 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.

8 Proposed Residential Development Land Between Aston Road and Church Lane, Wem, Shropshire. (25/02775/OUT)

The Senior Planning Officer introduced the outline 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. It was confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Geoff Soul, 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 Gary Groves 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.

Reiss Sadler, 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 expressed concerns that issues around access to Church Lane, pedestrian access and active travel had not been adequately addressed, even though the application was at an outline stage.

In response, the Development Manager advised that refusing the application for the reasons outlined could result in an appeal that would not be defensible and could lead to costs being awarded against the Council for unreasonable behaviour as the technical advice did not support the conclusion reached.

The Development Manager reassured the Committee that officers would work on the issues raised in concern and the item would be reported back to committee with further clarity and explanation.

The Development Manager further advised that, if the Committee were minded to refuse the application, the powers contained within the Constitution would be used to defer the application.

The Council's Solicitor confirmed and supported this advice.

RESOLVED:

Deferred by the Development Manager, in consultation with Legal, under 17.4 of the Local Protocol for Councillors and Officers dealing with Regulatory Matters

9 Proposed Residential Development Land To The West Of Crosemere Crescent Cockshutt Shropshire (25/04083/FUL)

The Senior Planning Officer introduced the application for the Development of 14 Residential Dwellings, relocation and upgrade of existing access and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), the Solicitor read a statement on behalf of Councillor Sarah Marston, local ward councillor.

Kelly Griffiths, 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 discussed pedestrian safety and the provision of a pavement and whilst acknowledging the need to protect the rural nature of the development it was felt that pedestrian safety should be prioritised.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the officer's recommendation, subject to further investigation by officers into options to improve pedestrian safety before a decision was issued.

RESOLVED:

To delegate authority to officers to grant planning permission, subject to further investigation for options to improve pedestrian safety

10 Proposed Residential Development NW Of Kingfisher Way Morda Shropshire (26/00772/FUL)

The Senior Planning Officer introduced the application for the Rural exception site of 20 houses and bungalows with associated gardens and road. Members' attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Andy Davies, 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.

Scott Drummond, 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, Member's unanimously expressed their support for the proposal.

RESOLVED:

That Planning Permission be granted subject to the conditions set out in Appendix 1 of the report

11 Application to Register The Glebelands, Bayston Hill as a Village Green

The Solicitor presented the report which outlined an application to register a village green at land known as The Glebelands, Bayston Hill and invited the committee to consider the options for determining the application.

RESOLVED:

That an independent barrister be appointed to act as an Inspector to undertake, if necessary, a non-statutory public inquiry into the Application and report back to the Committee with recommendations

12 Appeals and Appeal Decisions

RESOLVED:

That the appeals and appeal decisions be noted.

13 **Date of the Next Meeting**

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 18th August 2026 in the Council Chamber, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: