

**Committee and Date**

Northern Planning Committee

22nd September 2026

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 18 August 2026**

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

2.00 - 3.00 pm

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk

Tel: 01743 257717

Present

Councillor Julian Dean (Chairman)

Councillors Benedict Jephcott (Vice-Chair), Neil Bentley, Andy Davis, Greg Ebbs, Gary Groves and Mark Owen

14 Apologies for Absence

Apologies for absence were received from Councillors Caroline Bagnall, Brian Evans and Ed Potter.

15 Minutes**RESOLVED:**

That the Minutes of the meeting of the Northern Planning Committee held on 21st July 2026 be approved as a correct record and signed by the Chairman.

16 Public Question Time

There were no public questions or petitions received.

17 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.

18 Trefarclawdd Farm, Tref-ar-clawdd, Oswestry, Shropshire, SY10 9DE (24/03015/EIA)

The Principal Planning Officer introduced the application for the construction of two cubicle buildings, a slurry lagoon and all associated works 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. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Councillor Tom Sanderson, on behalf of Oswestry Rural 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 Andy Davis, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Richard Corbett, Agent and Neil Blackburn, the applicant shared three minutes and 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 expressed their support for the proposal.

RESOLVED:

That planning permission be granted, in accordance with the officer's recommendation, subject to:

- a) The conditions which are provided in summary form in Appendix 3 - the full wording of which will be agreed by the Planning Services Manager;
- b) The completion of the Section 106 agreement to provide for the long-term monitoring of BNG works and the cessation of livestock operations at Llanforda Uchaf farm; and
- c) any amendments to planning conditions, informatives and the reason for approval necessary to reflect the requirements of the revised NPPF.

19 Proposed Development Land To The SE Of Aries Drive, Shawbury, Shropshire (25/03499/FUL)

The Principal Planning Officer introduced the application for the erection of 128 Dwellings with Associated Access, Open Space, Gardens and Parking areas (to include 8 Phases) (amended description) 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. 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 Alison Williams, 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 delegated authority be granted to officers to approve the application, subject to:

- a) the completion of a Section 106 Agreement;
- b) the imposition of the conditions set out in Appendix 1 (with authority delegated to officers to amend, remove or add conditions as necessary to address any outstanding technical matters raised by consultees); and
- c) any consequential amendments to the wording of planning conditions, informatives and reason for approval necessary to reflect the requirements of the revised NPPF, provided such amendments do not fundamentally alter the nature of the development recommended for approval.

20 Appeals and Appeal Decisions

RESOLVED:

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

21 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, 22nd September, in the Council Chamber, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: