

Market Drayton Town Council

Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 9 May 2024 at 7.15 pm.

PRESENT: Councillors: R. Aldcroft, Mrs. J. Beckett, T. Beckett, B. Chapman (Chairman), M. Erwin, P. Glover, G. Groves, R. Hughes, T. Manton, I. Nellins, and A. Sanderson.

ABSENT: Councillor W. Love.

In Attendance: 19 members of the public were present, and 1 member of the public listened to the meeting via Teams.

Clerks: Sue Thomas, Town Clerk and Kate Harvey, Assistant Clerk.

1.PL APOLOGIES

Members **NOTED** the following apology:

Councillor Love - Prior Arrangement

2.PL DISCLOSABLE PECUNIARY INTERESTS

- i. Councillor Nellins declared a predetermination interest in planning application 24/01359/FUL and will abstain from the vote.
- ii. There were no applications for Dispensations under s33 of the Localism Act 2011 were received.

3.PL PUBLIC SESSION

The Chairman welcomed the many residents to the meeting and said there are five speakers who have expressed a wish to speak at the meeting on planning application 24/01359/FUL.

Councillor Chapman proposed, Councillor Sanderson seconded and it was **RESOLVED:**

To suspend Standing Orders to allow the members of public to speak at the meeting.

The Chairman welcomed Julian Amos to the meeting.

2 members of the public entered the Chamber.

Mr Amos said he is the owner of the land off Walkmill Road where he is proposing to build three bungalows; he has spoken to all residents within the area and listened to the comments raised; this is why the scheme has been revised and reduced.

He confirmed that the land is not in the green belt area but is in the conservation area which has been taken into account and is aware of previous bungalows being built in such areas.

The proposed application is to build on 7% of the land which includes widening the footpath from 0.8 meter to 2 meters, any hedge removed will be replaced with native species and two acres of the land will remain a biodiversity area for a minimum of thirty years.

Mr Amos thanked members for the opportunity to speak at the meeting.

The Chairman welcomed Anna Cordova to the meeting.

Ms Cordova said this is the fourth time developers have tried to build on the plot of land. It was highlighted in 2010 that the land should not be developed.

She referred to comments made by consultees on previous planning applications and said that nothing has changed; these comments are still correct.

Ms Cordova thanked members for the opportunity to speak at the meeting.

The Chairman welcomed Adrian Corney to the meeting.

Mr Corney said he works on open spaces and nature reserves in a professional capacity. The proposed development is in a conservation area and acts as a green corridor linking the centre of the town with the surrounding countryside.

He said Natural England policy is to ensure integration with town and open spaces and that there is a 25-year environmental plan which sets out how to deliver more and better-quality green infrastructure to enhance towns.

He referenced consultee comments from a previous planning application which were not in favour of the land being developed and had concerns regarding the replanting of the hedge. He also confirmed it is a legal requirement of the Environmental Act that all planning permissions will have to deliver at least 10% biodiversity net gain.

Mr Corney thanked members for the opportunity to speak at the meeting.

The Chairman welcomed Mr Dourish to the meeting.

Mr Dourish said he is an estate agent operating throughout Shropshire. He said there is not a need for more bungalows in the town and compared the number of bungalows for sale in town with those in neighbouring towns and spoke about the lack of affordable housing provision for the site.

He also raised concerns if the development was passed the vast majority of purchasers would be the elderly population who would struggle to walk either side of the town due to steep banks. The six newly built houses caused a lot of road safety issues whilst they were being developed, he personally has had £12K damaged caused to his property.

The Chairman said Mr Dourish will read out comments on behalf of Mr Goodwin.

Mr Dourish said Mr Goodwin owns Pell Wall Hall; the revised scheme still remains visible to the Hall which would have a negative impact on the town and the landscape and the biodiversity is not substantial for the area.

Mr Goodwins comments have been submitted on the Shropshire Council planning portal.

Mr Dourish thanked members for the opportunity to speak at the meeting.

The meeting went back into Standing Orders.

4.PL MINUTES

Councillor Aldcroft proposed, Councillor Manton seconded, and it was **RESOLVED** with 1 abstention:

To approve the minutes of the Planning Committee meeting held on 18 April 2024.

5.PL PLANNING APPLICATIONS

Reference: 24/01359/FUL (validated: 03/04/2024)
 Address: Land Off Walkmill Road, Walkmill Road, Market Drayton, Shropshire,
 Proposal: Erection of three detached bungalows including formation of single shared vehicular access, provision of new vehicular access to paddock and provision of 2 metre wide footpath

After an in-depth conversation:

Councillor Manton proposed, Councillor Aldcroft seconded and it was **RESOLVED** with 9 votes for, 1 vote against and 1 abstention:

To object to this planning application on the basis it will have an effect on listed buildings and conservation area.

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Reference: 24/01592/TCA (validated: 19/04/2024)
 Address: Kingsfield, Stafford Street, Market Drayton, Shropshire, TF9 1JB
 Proposal: Reduction of 5no. trees (see schedule) within Market Drayton Conservation Area

The Chairman said this application has already been granted.

Members **NOTED** the planning application.

6.PL DECISIONS

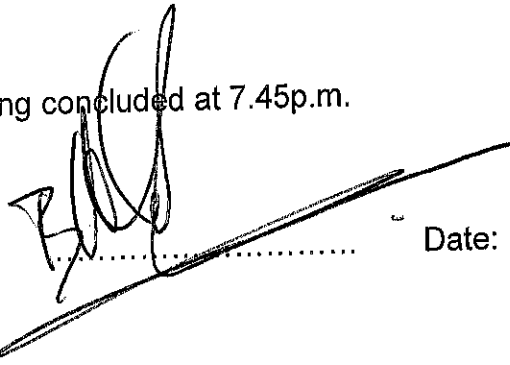
Members **NOTED** the following decision made by Shropshire Council:

Reference: 24/00995/FUL (validated: 11/03/2024)
 Address: 25 Millfield Drive, Market Drayton, Shropshire, TF9 1HS
 Proposal: Conversion of double garage to single garage with a store room and disabled lift. Access to additional disabled first floor accommodation over garage via staircase added to side of garage externally and via lift
 Decision: Grant Permission

Town Council's resolution: *To support this planning application, the design, appearance, and materials are acceptable.*

The meeting concluded at 7.45p.m.

Chairman:



Date:

23rd May 2024