

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 12 December 2024 at 7.00 pm.**

PRESENT: Councillors: B. Chapman (Chairman), P. Glover, G Groves, R. Hughes, W. Love, T. Manton, I. Nellins, and A. Sanderson.

ABSENT: Councillors R. Aldcroft, Mrs. J. Beckett, T. Beckett, and M. Erwin.

In Attendance: 1 member of the public was 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 apologies:

Councillor R. Aldcroft	-	Prior Arrangement
Councillor J. Beckett	-	Prior Arrangement
Councillor T. Beckett	-	Work Commitments
Councillor M. Erwin	-	Prior Arrangement

2.PL DISCLOSABLE PECUNIARY INTERESTS

- i. There were no Pecuniary Interests declared.
- ii. There were no applications for Dispensations under s33 of the Localism Act 2011 received.

3.PL PUBLIC SESSION

No members of the public had expressed a wish to speak at the meeting.

4.PL MINUTES

Councillor Glover proposed, Councillor Groves seconded, and it was **RESOLVED** with 1 abstention:

To approve the minutes of Planning Committee meeting held on 31 October 2024.

5.PL PLANNING APPLICATIONS

Reference: 24/04482/FUL (validated: 02/12/2024)
 Address: 2 Prospect Road, Market Drayton, Shropshire, TF9 3AP
 Proposal: Erection of two storey side and single storey rear extensions



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

To support this planning application subject to the Planning Officers approval that no boundary lines are being encroached.

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Reference: 24/04346/FUL (validated: 28/11/2024)
 Address: Red Lion Inn , Great Hales Street, Market Drayton, Shropshire, TF9 1JP
 Proposal: Internal changes to include the creation of a new staircase to the first floor to access ladies toilets and meeting room, change of location of the commercial kitchen. Extension to link and removal of outbuilding. Existing roof to be extended and carried across new extension and extension to existing canopy.

Councillor Hughes proposed, Councillor Groves seconded and it was **RESOLVED:**

To support this planning application.

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Reference: 24/04347/LBC (validated: 28/11/2024)
 Address: Red Lion Inn , Great Hales Street, Market Drayton, Shropshire, TF9 1JP
 Proposal: Internal changes to include the creation of a new staircase to the first floor to access ladies toilets and meeting room, change of location of the commercial kitchen. Extension to link and removal of outbuilding. Existing roof to be extended and carried across new extension and extension to existing canopy.

Councillor Hughes proposed, Councillor Groves seconded and it was **RESOLVED:**

To support this planning application.

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Reference: 24/04279/FUL (validated: 22/11/2024)
 Address: Land Rear Smithfield House, Smithfield Road, Market Drayton, Shropshire, TF9 1EW
 Proposal: Erection of four dwellings following demolition of existing workshop building

Councillor Hughes declared a perception of bias with this planning application.

After a discussion:

Councillor Chapman proposed this application was not supported due to the lack of information available and that the site was being over developed,

There was no seconder to this proposal.

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

To request more information from the Planning Department on the type B housing and ask for an extension on the consultation period to allow members to consider this application again.

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Reference: 24/04397/TPO (validated: 19/11/2024)
 Address: Newgrove House , Drayton Grove, Market Drayton, Shropshire, TF9 3AD
 Proposal: Fell and replace with similar 1no Scots Pine protected by The North Shropshire District Council (Lower Grove School, Market Drayton) TPO 1981 (Ref: NS/00030/81)

After a brief discussion:

Councillor Groves proposed, Councillor Love seconded and it was **RESOLVED** with 1 abstention:

To object to this planning application.

6.PL DECISIONS

1 member of the public entered the Chamber.

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

Reference: 24/03446/TPO (validated: 10/09/2024)
 Address: 5 Holme Oak, Kilnbank Road, Market Drayton, Shropshire, TF9 1FD
 Proposal: Crown reduce by 5m and thin overhanging branches by 15% 2no Lime protected by The North Shropshire District Council (Market Drayton No3) TPO 1977 (Ref: NS/00027/77)
 Decision: Grant Permission

Town Council Resolved: To support this planning application subject to Shropshire Councils Tree Officers approval.

Reference: 24/03652/TPO (validated: 13/09/2024)
 Address: 4 Holme Oak, Kilnbank Road, Market Drayton, Shropshire, TF9 1FD
 Proposal: Reduce back branches by approx. 20ft and trim crown of group of Lime & remove dead branches and reduce back by approx. 10ft group of Holly protected by The North Shropshire District Council (Market Drayton No3) TPO 1977 (Ref: NS/00027/77)
 Decision: Grant Permission

Town Council Resolved: To support this planning application subject to Shropshire Councils Tree Officers approval.

Reference: 24/03307/FUL (validated: 29/08/2024)
 Address: Constitutional Club , Mount Lane, Market Drayton, Shropshire, TF9 1AQ
 Proposal: Erection of one dwelling and formation of vehicular access (re-submission of 23/04483/FUL)
 Decision: Grant Permission

Town Council Resolved: To support this planning application.

Reference: 24/04002/FUL (validated: 18/10/2024)

Address: 77 Salisbury Road, Market Drayton, Shropshire, TF9 1AT

Proposal: Erection of single storey front and side extension to provide a porch and a wet-room

Decision: Grant Permission

Town Council Resolved: To support this planning application.

The meeting concluded at 7.22 pm.

Chairman: 

Date: 9/1/25