

Market Drayton Town Council

Minutes of the Planning Committee Meeting

held at The Town Hall, Frogmore Road on Thursday 16 November 2023 at 7.20 pm.

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

ABSENT: Councillors: Mrs. J Beckett & T Beckett

In Attendance: 25 members of the public were present, and 4 members of the public listened to the meeting via Teams.

Clerks: Sue Thomas, Town Clerk

1.PL APOLOGIES

Members **NOTED** the following apologies:

Councillor Mrs. J Beckett - Prior Appointment
Councillor T Beckett - Work Commitments

2.PL DISCLOSABLE PECUNIARY INTERESTS

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

3.PL PUBLIC SESSION

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

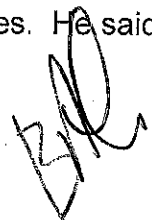
To suspend standing orders to allow members of the public to speak.

The Chair said that four members of the public had requested to speak.

Mr Dawish spoke about the lack of affordable housing contribution being paid. He stated that due to the size of the individual developments no affordable housing contributions are necessary, as set out in planning policy. However, there will be approximately 23 properties built in the area; if they were considered as one application affordable housing contribution would be necessary.

He also said that there is not a need for more bungalows in the town. He compared the number of bungalows for sale in town with those in neighbouring towns.

Mr Corney said that the proposed development is in a conservation area; the site is 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. He said 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.

Ms Cordova said this is the third 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.

Mr Goodwin referred to local housing needs, planning policies and the National Planning Framework. He said the development would have a negative impact on the town and the landscape. He referred to the site being in the settings of a heritage asset and the statutory and policy background which should be considered.

He said the public benefits were inconsequential against the need to preserve or enhance the identified heritage assets.

He said a Section 108 should be put on the land to ensure the conservation area is not developed.

The chair thanked the members of the public for attending.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 2 November 2023.

5.PL PLANNING APPLICATIONS

Reference: 23/04625/FUL

Address: Land Adjacent To Walkmill Road And Love Lane, Market Drayton,

Proposal: Erection of 6No bungalows with associated access onto Walkmill Road, parking, garden areas and landscaping

The Chair provided a precis of the application. He said that he had received correspondence from two residents and that the Clerk had also received correspondence; he advised that all comments should be logged on the Shropshire Council website as Shropshire Council are the planning authority.

Councillors raised concern about the proposed development; particularly as it is within a conservation area and would result in a reduction in local green space.

After a short discussion

Councillor Manton proposed, Councillor Nellins seconded, and it was **RESOLVED** with one objection:



To object to this planning application: Material planning consideration - Effect on a conservation area.

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Reference: 23/04564/TCA
Address: 7 Dairy Close, Market Drayton, Shropshire, TF9 1EB,
Proposal: Fell 1no Weeping Willow within Market Drayton Conservation Area

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

To support this planning application

6.PL DECISIONS

Members **NOTED** the decisions that can be found on the Shropshire Council website.

The meeting concluded at 7.53pm.

Chairman: 

Date: 14/12/2023