

Market Drayton Town Council

Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 18 April 2024 at 7.15 pm.

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

ABSENT: Councillors: R. Hughes and I. Nellins

In Attendance: 2 members of the public were present, and 0 members 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 Hughes	-	Illness
Councillor Nellins	-	work commitment

2.PL DISCLOSABLE PECUNIARY INTERESTS

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

3.PL PUBLIC SESSION

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

4.PL MINUTES

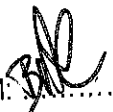
Councillor Aldcroft proposed, Councillor Glover seconded, and it was **RESOLVED** with two abstentions:

To approve the minutes of the Planning Committee meeting held on 7 March 2024.

5.PL PLANNING APPLICATIONS

Reference: 21/01025/CPL
 Address: 87 Rowan Road, Market Drayton, Shropshire, TF9 1RF
 Proposal: Single storey side extension

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

Initial: 

To support this planning application, the design, appearance and materials are acceptable.

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

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

To support this planning application, the design, appearance and materials are acceptable.

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Reference: 24/01184/MAW (validated: 25/03/2024)
Address: Market Drayton Sewage Works, Salisbury Hill View, Market Drayton,
Proposal: Change of use of land to operational land for sewage treatment purposes and installation of a new Tertiary Solids Removal (TSR) Plant and associated infrastructure

Councillor T. Beckett proposed, Councillor Aldcroft seconded and it was **RESOLVED:**

To support this planning application.

6.PL DECISIONS

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

Reference: 24/00339/FUL (validated: 29/01/2024)
Address: 2 Priors Lane, Market Drayton, Shropshire, TF9 3UQ
Proposal: Proposed single storey rear extension following demolition of existing conservatory
Decision: Grant Permission

Town Council's resolution: *To support this planning application.*

Reference: 24/00034/FUL (validated: 05/01/2024)
Address: Land South Of Brambleside, Tern View, Market Drayton,
Proposal: Erection of extension to existing stables to create storage area offering feed store, tractor housing and storage for fencing materials
Decision: Refuse

Town Council's resolution: *To support the extension to the agriculture building.*

Reference: 24/00434/FUL (validated: 08/02/2024)
Address: 50 Stafford Street, Market Drayton, Shropshire, TF9 1JB
Proposal: Formation of a new vehicular access and parking space
Decision: Grant Permission

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

Reference: 24/00450/REM (validated: 09/02/2024)
 Address: Land Rear 11 Cemetery Road, Market Drayton, Shropshire
 Proposal: Approval of reserved matters (appearance, landscaping and layout) pursuant to 23/00312/OUT for the erection of a 2-bedroom bungalow
 Decision: Grant Permission

Town Council's resolution: *To support this planning application as it complies with the regulations and is supported by Highways.*

Reference: 23/05324/OUT (validated: 22/01/2024)
 Address: Proposed Residential Development Land To The North Of, Buntingsdale Road, Market Drayton, Shropshire
 Proposal: Outline planning consent for the creation of 3No. dwellings (affordable) to include means of access
 Decision: Refuse

Town Council's resolution: *To object to this planning application on the following Material Planning Considerations:*

- *Overlooking/loss of privacy*
- *Highway Safety (Buntingsdale Road is already used by a great many walkers, cyclists and families etc and the increased volume of traffic will present real and clear dangers)*
- *Noise*
- *Layout and density (the application is inappropriate for the area)*
- *Government policy (conflicts with the development plan and in particular with Policies CS1, CS3 and CS5 and Policies S11, MD1, MD3 and MD7a of the SAMDev) Proposals in the development plan*
- *Previous planning decisions (including appeals)*
- *Nature conservation*
- *Design appearance & materials (focusing specifically on the location)*

Reference: 24/00054/OUT (validated: 22/01/2024)
 Address: 186 Shrewsbury Road, Market Drayton, Shropshire, TF9 3EJ
 Proposal: Outline planning application (access and scale) for residential development of 3 no. dwellings
 Decision: Refuse

Town Council's resolution: *To support this planning application.*

Reference: 24/00329/FUL (validated: 26/01/2024)
 Address: 9 Bentleys Road, Market Drayton, Shropshire, TF9 1LL
 Proposal: Extensions to Dwelling.
 Decision: Grant Permission

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Initial: 

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

Reference: 23/04420/OUT (validated: 11/10/2023)
Address: Site Of Universal House, Milton Drive, Market Drayton, Shropshire
Proposal: Outline Planning Permission (with all matters reserved save for access from the public highway) for the erection of a residential care home (Use Class C2), together with associated access, parking, landscaping and supporting plant and equipment.
Decision: Grant Permission

Town Council's resolution: *To support this planning application as a precedent has already been set for a care home on the site. Subject to noise and smells concerns being addressed.*

Reference: 24/00675/FUL (validated: 19/02/2024)
Address: 2 The Bridleway, Market Drayton, Shropshire, TF9 3UD
Proposal: Erection of a two storey side extension and internal alterations
Decision: Grant Permission

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

Reference: 24/00516/FUL (validated: 09/02/2024)
Address: 33 The Oval, Market Drayton, Shropshire, TF9 1AW
Proposal: Erection of side extension and first floor build over extension
Decision: Grant Permission

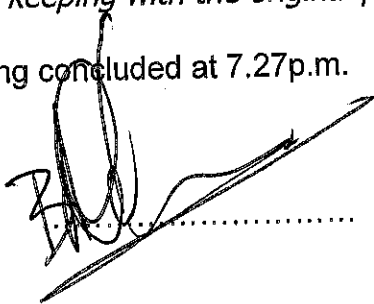
Town Council's resolution: *To support this planning application, provided the works are in keeping with the original property.*

Reference: 24/00404/FUL (validated: 07/02/2024)
Address: 65 Dalelands Estate, Market Drayton, Shropshire, TF9 1AZ
Proposal: Erection of a single storey side and rear extension
Decision: Grant Permission

Town Council's resolution: *To support this planning application provided the new cladding it is in keeping with the original property.*

The meeting concluded at 7.27p.m.

Chairman:



Date:

9 / MAY / 2024

