

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 19 September 2024 at 7.15 pm.**

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

ABSENT: Councillors: Mrs. J. Beckett, T. Beckett, B. Chapman and R. Hughes.

In Attendance: 0 members of the public were present, and 2 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 apologies:

Councillor B. Chapman - Prior Appointment
Councillor R. Hughes - Illness

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 received.

3.PL PUBLIC SESSION

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

4.PL MINUTES

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

To approve the minutes of the Planning Committee meeting held on 5 September 2024.

5.PL PLANNING APPLICATIONS

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)

Councillor Aldcroft proposed, Councillor Groves seconded and it was **RESOLVED** with 3 votes for, 1 vote against and 3 abstentions:

To support this planning application.

Reference: 24/03267/LBC (validated: 09/09/2024)
 Address: Cotton House, 57 Shropshire Street, Market Drayton, TF9 3DA
 Proposal: Erection of a summer house

The Chairman said this application has been withdrawn and has been resubmitted as full planning application.

Town Council will review the new planning application when we have been notified.

Reference: 24/03408/FUL (validated: 05/09/2024)
 Address: Land South Greenfields, Greenfields Lane, Market Drayton, Shropshire
 Proposal: Erection of detached dwelling including provision of amenity space and detached car port

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

To support this planning application.

Councillor Erwin entered the Chamber and joined the meeting.

6.PL DECISIONS

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

Reference: 23/05306/OUT (validated: 09/02/2024)
 Address: Land South Wallace Way, Tern Valley Business Park,
 Proposal: Outline application for upto 8,932 sqm of commercial floorspace (Use Class B2/B8 and Class E (C and G)) with the provision of a Woodland Amenity Corridor (with matters reserved apart from access)
 Decision: Refuse

Town Council Resolved: To object to this planning application on the following material planning considerations:

- *Noise*
- *Layout and density of building*
- *Design, appearance and materials.*
- *Proposals in the Development Plan (This land is not allocated for commercial development)*
- *Previous planning decisions (including appeal decisions)*
- *Nature conservation*

Reference: 23/05326/FUL (validated: 31/01/2024)
 Address: Land South Wallace Way, Tern Valley Business Park,
 Proposal: Change of Use from private land to public Riverside Community
 Recreation Woodland and formation of public car parking area (x6
 spaces) accessed via Buntingsdale Road.
 Decision: Refuse

Town Council Resolved: To object to this planning application on the following Material Planning Considerations:

- *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*
- *Nature conservation*
- *Layout and density (2.1m high fencing is inappropriate for that area)*

Reference: 24/02913/FUL (validated: 29/07/2024)
 Address: National Westminster Bank Plc, 42 Cheshire Street, Market Drayton,
 Proposal: Installation of replacement ATM
 Decision: Grant Permission

Town Council Resolved: Support

Reference: 24/02914/ADV (validated: 29/07/2024)
 Address: National Westminster Bank Plc, 42 Cheshire Street, Market Drayton,
 Proposal: New ATM Collar to replace existing
 Decision: Grant Permission

Town Council Resolved: Support

Reference: 24/02184/REM (validated: 18/06/2024)
 Address: Site Of Universal House, Milton Drive, Market Drayton, Shropshire
 Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to 23/04420/OUT 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 Resolved: Support set subject to noise and smell concerns being addressed.

Councillor Aldcroft asked the Clerk to find out when the conservation area was last reviewed and when it will next be reviewed.

The meeting concluded at 7.30 pm.

Chairman: 

Date:

3/10/24