

Market Drayton Town Council

Minutes of an Extraordinary Planning Meeting held in The Council Chamber, 18 Frogmore Road, Market Drayton on Thursday 20 August 2026 at 7.00 pm.

PRESENT: Councillors: R. Adcock, Mrs. J. Beckett, T. Beckett, J. Blandford, A. Cartwright, R. Hughes, T. Manton (Chairman), and I. Sharp.

ABSENT: Councillors: R. Aldcroft, P. Glover, G. Groves and I. Nellins.

In Attendance: 7 members of the public were present, and 3 members of the public listened to the meeting via Teams.

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

The Clerk opened the meeting due to the Chairman and Vice Chairman not in attendance, she requested nominations for a Chairman at this meeting.

Councillor Hughes proposed, Councillor Blandford seconded, to nominate Councillor Manton as Chairman.

As there were no more nominations:

It was **RESOLVED** that:

Councillor Manton was duly elected Chairman for this meeting.

Councillor Manton conducted the meeting.

1.PL APOLOGIES

Members **NOTED** the following apologies:

Councillor R. Aldcroft	-	Prior Appointment
Councillor P. Glover	-	Prior Appointment
Councillor G. Groves	-	Prior Appointment

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

A member of the public had expressed a wish so speak at the meeting.

The Chairman welcomed resident to the meeting.

The resident spoke about planning application 26/2883/OUT, a proposed outline application for the erection of up to 400 dwellings on land west of the A53.

She expressed her concerns regarding the application and urged members to object to the application. She advised that there were already a number of objections submitted through the Shropshire Council portal and highlighted several errors and omissions within the plan.

She questioned how the application could state there would be no significant impact on the A53 bypass, given the number of proposed dwellings. She also raised concerns about the proposed pedestrian crossing near a roundabout and asked that Shropshire Council's Highways Department give serious consideration to the potential safety implications.

The resident also highlighted the lack of footpaths and cycle paths on the roads leading to local schools and shops. She expressed concerns that this could compromise pedestrian safety and encourage greater reliance on cars, which she felt was contrary to the Council's policies on reducing carbon emissions and protecting wildlife.

She thanked members for their time and urged them to carefully consider the concerns raised and to object to this planning application and ask for Shropshire Councillors to call the application in.

The Chairman thanked the resident for attending the meeting and asked members if they had any questions.

No questions were raised.

4.PL MINUTES

Councillor Cartwright proposed, Councillor J. Beckett seconded, and it was **RESOLVED:**

To approve the minutes of Planning Committee meeting held on 16 July 2026.

5.PL PLANNING APPLICATIONS

Reference: 26/02310/FUL (validated: 16/07/2026)
Address: 22 Cheshire Street, Market Drayton, Shropshire, TF9 1PF
Proposal: Incorporation of additional room into first and second floor flat, existing pedestrian entrance on side elevation.

After a discussion:

Councillor Blandford proposed, Councillor Sharp seconded and it was **RESOLVED** with 1 abstention:

To object to this planning application.

Reference: 26/02804/FUL (validated: 27/07/2026)

Address: Morrisons, Maer Lane, Market Drayton, Shropshire, TF9 3AL

Proposal: Installation of commercial pod in car park

After a brief discussion:

Councillor Manton proposed, Councillor Adcock seconded and it was **RESOLVED** with 1 vote against:

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

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Reference: 26/02805/ADV (validated: 27/07/2026)

Address: Proposed Commercial Pod, Morrisons Car Park, Maer Lane, Market Drayton, Shropshire, TF9 3AL

Proposal: 6 no. externally illuminated fascia signs

After a brief discussion:

Councillor Manton proposed, Councillor Adcock seconded and it was **RESOLVED** with 1 vote against:

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

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Reference: 26/02823/COU (validated: 06/08/2026)

Address: 117 Shrewsbury Road, Market Drayton, Shropshire, TF9 3DU

Proposal: Change of use of a dwelling(Use Class C3a) to a childrens home for a single child (C2)

After a discussion:

Councillor Adcock proposed, Councillor Blandford seconded, and it was **RESOLVED**:

To support this planning application.

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Reference: 26/02913/FUL (validated: 03/08/2026)

Address: Greystones ,188 Shrewsbury Road, Market Drayton, TF9 3EJ

Proposal: Single storey extension to front elevation

After a discussion:

Councillor Sharp proposed, Councillor Adcock seconded, and it was **RESOLVED**:

To support this planning application.

Reference: 26/02883/OUT (validated: 31/07/2026)

Address: Proposed Residential Development Land West Of A53 Market Drayton

Proposal: Outline application (to include access) for the erection of up to 400 dwellings, community building, highway works, open space, landscaping, drainage infrastructure and associated works

Councillor Manton said he is very concerned by this proposed large-scale housing development on the obvious grounds that it would place unacceptable pressure on our local roads, schools, GP services, and (subject to drainage assessment) drainage infrastructure. The scale of the development is out of keeping with the character of the area and there's no question it would result in harm to our local amenities, with increased traffic, and loss of green space.

Councillor Adcock, Blandford and Sharp also raised concerns regarding the proposed development.

After an in-depth discussion:

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

To object to the planning application on the following grounds:

- **Policy CS3 anticipates that such development will take place within a towns' development boundary. This is not in our town's boundary**
- **Policy CS6: Requires development to be accessible by walking, cycling, and public transport, ensuring that new sites are well-connected to existing town centres and essential services. This site is not well connected and accessible to Market Drayton**
- **Policy CS7: Promotes a sustainable transport hierarchy by reducing the need to travel (especially by private car), supporting improvements to the public transport network, and encouraging walking and cycling. There are no safe walking and cycling links within this application to Market Drayton, therefore there is no sustainable transport hierarchy**

Site Allocations and Management of Development (SAMDev)

- **Policy MD8: Requires developers to mitigate their impacts on local infrastructure by providing or funding improvements to transport links and digital connectivity to ensure towns and surrounding rural areas remain highly accessible. there appears to be no mitigation of the impact of this development, there appears to be no funding to provide improvements to transport links and digital connectivity to ensure Market Drayton and surrounding rural parishes remain highly accessible**

Based on the above Market Drayton Town Council objects to this planning application on the material planning considerations of;

- **Government Policy**
- **Proposals in the development plan**
- **Nature conservation**
- **Traffic safety**

6.PL DECISIONS

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

Reference: 26/01968/FUL (validated: 27/05/2026)
Address: Outbuilding, Cheshire Street, Market Drayton, Shropshire
Proposal: Demolition of detached two storey outbuilding in a Conservation Area
Decision: Refuse

Town Council Resolved to Support this application

Reference: 26/02108/TPO (validated: 05/06/2026)
Address: Spring Hill, Kilnbank Road, Market Drayton, Shropshire, TF9 1LE
Proposal: Crown reduce all over extended limbs by up to 2.5m 1no. Copper Beech (T1) protected by the Shropshire Council (Land at Holme Oak and to the east of Kiln Bank Road, Market Drayton) TPO 2025 (SC/00557/25) and crown reduce by up to 2m removing dead wood and small branches from 1no. Ash (T2) protected by the The North Shropshire District Council (Market Drayton No3) TPO 1977 (NS/00027/77)
Decision: Grant Permission

Town Council Resolved to support this application

Reference: 26/02507/FUL (validated: 02/07/2026)
Address: 3 Priors Lane, Market Drayton, Shropshire, TF9 3UQ
Proposal: Proposed single storey rear extension and additional first floor lift over existing double garage to provide bedroom/en-suite.
Decision: Grant Permission

Town Council Resolved to support this application

The meeting concluded at 7.33 pm.

Chairman:



Date:

03/09/26

