

Market Drayton Town Council

Minutes of the Planning Committee Meeting held at The Town Hall, Frogmore Road on Thursday 27 July 2023 at 7.00 pm.

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

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

In Attendance: 7 members of the public were present, and 4 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 Mrs. J. Beckett	– prior arrangement
Councillor T. Beckett	– prior arrangement
Councillor R. Hughes	– prior arrangement

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

The Chairman welcomed a member of the public who had expressed a wish to speak at the meeting.

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

To suspend Standing Orders to allow a member of public to speak at the meeting.

The member of public thanked members for the opportunity to be able talk about her planning application, Reference: 23/02954/OUT which members will be considering later in the meeting.

An in-depth description of the proposed outline planning application was provided. She spoke about the biodiversity net gain that would be a minimum of 20%; an otter report stated there were not otters present; the development would be in flood zone 1; no trees would be damaged and tree roots would be avoided; screw piles would be used instead of concrete bases for environmental reasons; the timber structure of would be built off site.

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She made members aware there are new laws coming into place where landowners can have up to sixty days camping on their land without permission, however this is something she is not keen to do.

Councillors applauded the applicant for the work, thought, and consideration that has been given to the application. They are aware the proposed site is outside the the development boundary.

Councillor Groves said the lane to the proposed site is very narrow; he asked how the delivery of the buildings would get to the land and how could they ensure wildlife is not affected if permissions were granted.

The applicant said the houses come in sections; a tree protection and ground protection reports have been completed so a lower, lighter weighted vehicle would be used to deliver the sections down the lane. A utilities report has also been carried out showing all utilities within the surrounding area so she is aware where they all are.

The Chairman asked if the residential structure will be elevated above ground level.

The applicant said the ground is graded as a pasture four at present; this could be an option to allow a gap for nature but the application is only at the outline stage at present.

The Chairman thanked the member of public for attending the meeting; her comments are very important and will be considered when the planning application is considered later in the meeting.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of the Planning Committee meeting held on 20 July 2023.

5.PL PLANNING APPLICATIONS

Reference: 23/02909/FUL (validated: 14/07/2023)

Address: Tudor Fish And Chip Shop, 9 Stafford Street, Market Drayton, Shropshire,

Proposal: Change of use from A5 retail takeaway (which forms part of our residential living accommodation) into full residential living accommodation

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

To support this planning application; it goes with the properties in the area and

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complies with regulations.

To request clarification as to whether the fume stack to the side of the building is going to be removed as part of the conversion works.

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Reference: 23/02728/FUL (validated: 13/07/2023)

Address: 10 Butts Road, Market Drayton, Shropshire, TF9 3HS

Proposal: Erection of single storey side extension to accommodate ground floor wheelchair accessible wet room and level access showering

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: 23/02954/OUT (validated: 17/07/2023)

Address: Land At WestLynn Fields, Bottom Lane, Market Drayton, TF9 1DU

Proposal: Outline application (to include access, appearance, layout, and scale) for the removal of field shelter and erection of 2No, self build, 1.5 storey, carbon neutral dwellings

After an in-depth discussion:

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

To object to this planning application on the following materials conditions;

Town council has a long-held principal of withstanding any significant development in the valley; it is the most natural area Market Drayton has and is an incredibly important wildlife corridor, from Walkmill Meadows all the way up to Fordhall Farm and beyond, any development in this sensitive ecological environment will clearly have a negative effect.

The development goes against several material planning considerations, highway safety, Traffic safety (Bottom Lane being a restricted bye way), noise, layout & density, design appearance & materials (focusing specifically on the location), previous planning decisions, nature conservation and government policy.

This proposed development is outside of this boundary where policy CS5 indicates development will be strictly controlled in the countryside and the Green belt.

Shropshire Councils pre application advice is there is no evidence the land has been previously developed, the proposed development does not comply with the aims of the national planning policy framework as suggested by the

applicant, the residential development as described in the countryside location is not compliant with local adopted planning policies and should an application be submitted, it would not be supported by an officer.

Shropshire council highway officers report – it is considered that the proposed development would not be acceptable unless the provision of a more suitable access road linking the site to the adjacent public highway is constructed to serve the development. Comments include in the report - Intensification of use, unsuitable thoroughfare, unsafe situation, potential conflicts. Such a development, if allowed, could set a precedent locally for the adjacent land holdings to be developed in a similar manner, further exacerbating the local situation, and increasing the potential for 'severe harm' to be experienced on this unsuitable private road.

6.PL APPEAL TO THE SECRETARY OF STATE

Planning Application Reference: 22/01176/FUL

Address: Former Phoenix Garage, Great Hales Street, Market Drayton, Shropshire

Development: Redevelopment of site to provide a circa 60 Bed care home (use class C2) including access, parking, and landscaping.

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

To submit Town Councils original resolved objections.

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

To submit an additional comment: Storm drainage is a major problem in the area.

- ii. Councillor Chapman proposed, Councillor Sanderson seconded and it was **RESOLVED:**

To nominate Councillor Aldcroft to attend the Hearing.

7.PL DELEGATED AUTHORITY

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

To approve the provision of delegated powers to the Planning Committee Chairman and Clerk to respond to planning applications during the summer recess.

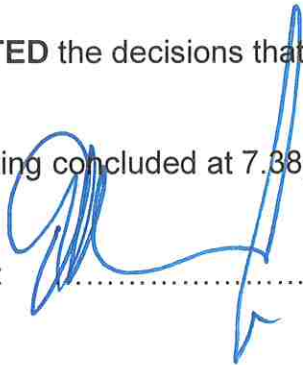
Details of all planning applications will be circulated to members providing the opportunity for comment. All comments will be considered, and members will be informed of the decisions submitted to Shropshire Council.

8.PL DECISIONS

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

The meeting concluded at 7.38p.m.

Chairman:



Date:

7th September 2023

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