

## Market Drayton Town Council

### Minutes of the Planning Committee Meeting held at The Town Hall, Frogmore Road on Thursday 31 October 2024 at 7.15 pm.

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

**ABSENT:** Councillor A. Sanderson.

**In Attendance:** 0 members of the public were present, and 1 member of the public listened to the meeting via Teams.

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

#### 1.PL APOLOGIES

There were no apologies received.

#### 2.PL DISCLOSABLE PECUNIARY INTERESTS

- i. There were no Pecuniary Interests 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 Glover seconded, and it was **RESOLVED** with 2 abstentions:

**To approve the minutes of Planning Committee meeting held on 3 October 2024.**

#### 5.PL PLANNING APPLICATIONS

Reference: 24/03265/FUL (validated: 03/10/2024)

Address: Land North Church Street, Market Drayton, Shropshire, TF9 1AF

Proposal: Erection of two storey dwelling and widening of existing vehicular access

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

**To support this planning application: design, appearance, and materials are acceptable, subject to the pre-application advice being adhered to.**

Reference: 24/04002/FUL (validated: 18/10/2024)  
 Address: 77 Salisbury Road, Market Drayton, Shropshire, TF9 1AT  
 Proposal: Erection of single storey side extension to provide wet-room

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

**To support this planning application.**

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Reference: 24/03878/PA3MA (validated: 09/10/2024)  
 Address: Clarence House , 30 Queen Street, Market Drayton, Shropshire, TF9 1PS  
 Proposal: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to provide 6no flats under Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

**To support this planning application, subject to consideration being given to the location of wheelie bin storage and waste collection access.**

## 6.PL APPEALS

Site Address:	Paul Atkins Farm Services, Phoenix Garage, Great Hales Street, Market Drayton.
Description of development:	Redevelopment of site to provide a circa 60 Bed care home (use class C2) including access, parking and landscaping
Application reference:	24/00461/FUL Appellant's name: Ms S Kowalska
Planning Inspector ref:	APP/L3245/W/24/3351748
Appeal reference:	24/03302/REF
Appeal start date:	17 October 2024

Members discussed the appeal, and it was agreed that Councillor Aldcroft would produce written representation on behalf of the council; the document to be circulated to all Councillors for approval or brought back to the next planning meeting.

## 7.PL DECISIONS

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

Reference:	24/03540/FUL (validated: 16/09/2024)
Address:	11 Portland Drive, Market Drayton, Shropshire, TF9 3HG
Proposal:	Two-storey side extension, two-storey/single storey rear extension and new front porch
Decision:	Refuse

*Town Council Resolved: To Object to this planning application due to concerns of over development.*

Reference: 24/03571/FUL (validated: 18/09/2024)  
 Address: 39 The Burgage, Market Drayton, Shropshire, TF9 1EQ  
 Proposal: Erection of replacement single storey rear extension  
 Decision: Grant Permission

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

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

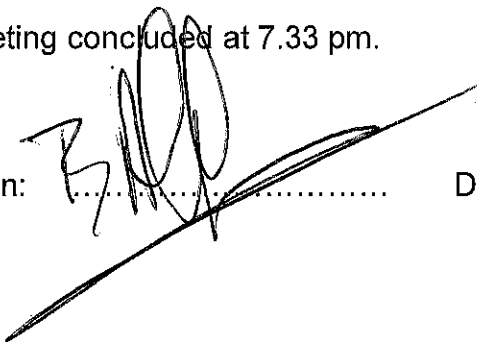
*Town Council Resolved: To support this planning application.*

Reference: 24/03543/FUL (validated: 16/09/2024)  
 Address: Salisbury House , Salisbury Road, Market Drayton, Shropshire,  
 Proposal: Alterations and extension to side and rear of existing dwelling to form new porch & granny annexe accommodation to include replacing existing conservatory  
 Decision: Grant Permission

*Town Council Resolved: To support this planning application.*

The meeting concluded at 7.33 pm.

Chairman: .....



Date: .....

12/12/24