

Market Drayton Town Council**Minutes of a Planning Meeting
held in The Starmer Room at The Parish Rooms, Church Street, Market Drayton
on Thursday 4 June 2026 at 7.15 pm.**

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

ABSENT: Councillors: R. Aldcroft, R. Hughes and I. Nellins.

In Attendance: 0 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 apologies:

Councillor R. Hughes	-	Prior Appointment
Councillor I. Nellins	-	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

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

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 7 May 2026.

5.PL PLANNING APPLICATIONS

Councillor T. Beckett entered the Starmer Room and joined the meeting.

Reference: 26/01755/FUL (validated: 12/05/2026)

Address: Roxbury House , 45 Great Hales Street, Market Drayton, Shropshire, TF9 1JL

Proposal: Proposed two storey side extension

After a discussion:

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

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

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Reference: 26/01704/VAR (validated: 13/05/2026)
 Address: Market Drayton County Infant School , Longslow Road, Market Drayton, Shropshire, TF9 3BA
 Proposal: Variation of Condition 2 attached to Planning Permission 16/04480/VAR to allow for the retention of a demountable classroom for a further temporary period of 10 years.

After a brief discussion:

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

To support this planning application.

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Reference: 26/01687/FUL (validated: 06/05/2026)
 Address: 12 Croft Way, Market Drayton, Shropshire, TF9 3UB
 Proposal: First floor extension over existing garage, garage conversion, and single storey rear extension.

After an in-depth discussion:

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

To object to this planning application due to loss of light and overshadowing.

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Reference: 26/01653/FUL (validated: 05/05/2026)
 Address: 117 Longslow Road, Market Drayton, Shropshire, TF9 3BN
 Proposal: Construction of a single storey extension.

After a brief discussion:

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

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

6.PL DECISIONS

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

Reference: 26/00282/FUL (validated: 09/02/2026)
 Address: The Cedars , 60 Prospect Road, Market Drayton, Shropshire, TF9 3BH
 Proposal: Erection of 1No dwelling and formation of vehicular access

Decision: Grant Permission

Market Drayton Town Council Resolved to object to this planning application due to Highway Safety and there are no other two storey houses in the area.

Reference: 25/04768/OUT (validated: 17/12/2025)

Address: Land South Of The Woodlands, Adderley Road, Market Drayton,
Shropshire

Proposal: Outline application for the erection of 2No self build (low carbon) dwellings
(all matters reserved)

Decision: Refuse

REASONS FOR REFUSAL

1. The proposed development, by reason of its immediate proximity to established and intensive commercial uses, including the Market Drayton Livestock Market, Müller operations and surrounding industrial activities, would result in unacceptable living conditions for future occupiers. Future residents would be exposed to a harmful cumulative impact arising from noise, odour, and external lighting, generated by the frequency, intensity, and timing of nearby operations, including early morning, daytime, and evening activities. Notwithstanding the mitigation proposed, significant adverse noise impacts would remain, with acceptable internal conditions reliant upon sealed façades and mechanical ventilation, which would be inconsistent with achieving good standards of residential amenity. Whilst odour impacts may be intermittent, they would nonetheless be perceptible on market days and, when considered cumulatively with the noise environment and extensive artificial lighting, would materially erode the quality of the living environment. Officers consider that this harm is inherent to the site and cannot be satisfactorily mitigated through planning conditions, layout, or design.

Market Drayton Town Council Resolved to support the planning application; the design, appearance and materials are acceptable.

Reference: 26/00857/FUL (validated: 30/03/2026)

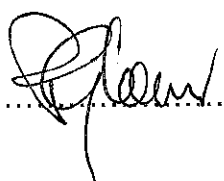
Address: 15 Sambrook Crescent, Market Drayton, Shropshire, TF9 1NG

Proposal: Extensions and Alterations

Decision: Grant Permission

Market Drayton Town Council Resolved to support this planning application.

The meeting concluded at 7.33 pm.

Chairman:  Date: 18/6/26

