

Market Drayton Town Council

Minutes of the Planning Committee Meeting held at The Town Hall, Frogmore Road on Thursday 5 September 2024 at 7.15 pm.

PRESENT: Councillors: R. Aldcroft, B. Chapman (Chairman), M. Erwin, P. Glover, G. Groves, W. Love, and I. Nellins.

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

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

Members **NOTED** the following apologies:

Councillor J. Beckett	-	Prior Appointment
Councillor T. Beckett	-	Illness
Councillor T. Manton	-	Prior arrangement
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 Aldcroft proposed, Councillor Glover seconded, and it was **RESOLVED:**

To approve the minutes of the Planning Committee meeting held on 25 July 2024.

5.PL PLANNING APPLICATIONS

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

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

To support this planning application.

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Initial: 

Reference: 24/02914/ADV (validated: 29/07/2024)
 Address: National Westminster Bank Plc, 42 Cheshire Street, Market Drayton,
 Shropshire, TF9 1PG
 Proposal: New ATM Collar to replace existing

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

To support this planning application.

6.PL DECISIONS

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

Reference: 24/02484/FUL (validated: 10/07/2024)
 Address: Greenfields Sports Association , Greenfields Lane, Market Drayton,
 Shropshire, TF9 3SL
 Proposal: Replacement of 4no. existing floodlights and towers with a new LED
 modern floodlight system.
 Decision: Grant Permission

Town Council Resolved: Market Drayton Town Council support this application.

Reference: 24/02411/FUL (validated: 04/07/2024)
 Address: 7 Stafford Street, Market Drayton, Shropshire, TF9 1HX
 Proposal: Change of use of ground floor into flat
 Decision: Grant Permission

Town Council Resolved: To support this application on the basis it qualifies for the provision of a bathroom.

Reference: 24/02312/FUL (validated: 14/06/2024)
 Address: 21 High Street, Market Drayton, Shropshire, TF9 1QF
 Proposal: Change of use from Sui Generis (A4 drinking establishment) to Nail
 salon E(c)(iii) .
 Decision: Grant Permission

Town Council Resolved: To support this planning application.

Reference: 24/01808/FUL (validated: 29/05/2024)
 Address: Stags Head PH, Great Hales Street, Market Drayton, Shropshire,
 TF9 1JP
 Proposal: Erection of a two storey rear extension to provide a function room,
 museum space and additional brewery storage
 Decision: Grant Permission

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

Reference: 24/02229/FUL (validated: 07/06/2024)

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Initial: 

Address: 18 Milton Drive, Market Drayton, Shropshire, TF9 3SP
 Proposal: Single storey rear extension and internal alterations
 Decision: Grant Permission

Town Council Resolved: To support this planning application.

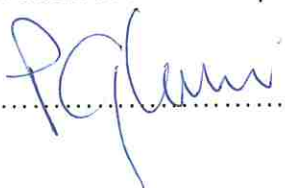
Reference: 24/02369/FUL (validated: 26/06/2024)
 Address: 11 Portland Drive, Market Drayton, Shropshire, TF9 3HG
 Proposal: Erection of 2-storey side extension, 2-storey/single storey rear extension and new front porch
 Decision: Refuse

REASONS FOR REFUSAL

1. It is considered that the layout, scale, and appearance of the extension is inappropriate within the context of the overall character of the main property. The size and mass of the extension results in the development not appearing to be subordinate to the original dwelling. The proposal is considered to give rise to unacceptable levels of visual harm by virtue of its prominent appearance within the street scene, whilst inadequate level off streetcar parking being provided for this enlarged dwelling. The proposal is therefore not considered to be in accordance with policy CS6 of the Core Strategy and policy MD2 of the SAMDev Plan.
2. Having regard to its position on the boundary with the adjacent property the proposed first floor bedroom window on the south east facing elevation would result in overlooking and loss of privacy and would be contrary to policy CS6 of the Core Strategy. 24/02369/FUL

Town Council Resolved: To support this planning application, the design, appearance, and materials are acceptable subject to clarification that the shared wall can be used.

The meeting concluded at 7.22 pm.

Chairman:

Date:19.9.24