

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 7 April 2022 at 7.00pm.**

PRESENT: Councillors: R. Aldcroft, Mrs. J. Beckett, T. Beckett (Vice Chairman), G. Chevins, R. Hughes, T. Manton, I. Nellins, and M. Whittle.

ABSENT: Councillors: A. Allen, B. Chapman, and M. Erwin.

11 members of the public were present and 4 members of the public listened to the meeting via Teams.

In Attendance: Sue Thomas, Town Clerk and Kate Harvey, Assistant Clerk.

1.PL APOLOGIES

Members **NOTED** the following apologies:

Councillor Allen	-	Work Commitments
Councillor Chapman	-	Private matter
Councillor Erwin	-	Private matter

2.PL DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of interest.

3.PL PUBLIC SESSION

The Chairman read out a statement from Frontier Estates Ltd regarding application 22/01176/FUL; a sixty-bed care home at Great Hales Street they have submitted.

The Chairman said members will have a discussion about this application later in the meeting.

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 24 March 2022.

5.PL PLANNING APPLICATIONS

Reference: 22/01010/FUL (validated: 18/03/2022)
Address: 36 Milton Drive, Market Drayton, Shropshire, TF9 3SP
Proposal: Erection of a single storey extension to rear and two storey extension to side

Councillor Whittle proposed, Councillor Chevins seconded and it was
RESOLVED:

To support this planning application; it fulfils planning criteria.

Reference: 22/01096/FUL (validated: 07/03/2022)
Address: Tern Valley Business Park , Shrewsbury Road, Market Drayton,
Shropshire, TF9 3SQ
Proposal: Erection of maintenance building

Councillor Aldcroft proposed, Councillor Manton seconded and it was
RESOLVED:

To support this planning application; it fulfils planning criteria.

Reference: 22/01098/VAR (validated: 07/03/2022)
Address: Tern Valley Business Park , Shrewsbury Road, Market Drayton,
Shropshire, TF9 3SQ
Proposal: Variation of condition no.2 (external materials) pursuant of
21/02481/VAR to allow for substitution of approved materials

Councillor Aldcroft proposed, Councillor Whittle seconded and it was
RESOLVED:

To support this planning application; it fulfils planning criteria.

Reference: 22/00152/OUT (validated: 21/03/2022)
Address: Hinsley View , Newcastle Road, Market Drayton, TF9 1HW
Proposal: Outline application for the erection of 1No dwelling and
formation of access in association with existing property

Councillor Aldcroft proposed, Councillor Manton seconded and it was
RESOLVED:

To support this planning application; it fulfils planning criteria.

A member of the public entered the Chamber and listened to the meeting.

Reference: 22/01359/TCA (validated: 21/03/2022)
Address: 82-84 Shropshire Street, Market Drayton, Shropshire, TF9 3DG
Proposal: To reduce by one third 1no. White Poplar (T1), to fell to ground
level 1no. Lawson Cypress (T2), to reduce side overhang by 2
metres of 1no. Holly (T3), to prune back up to 2 metres of
overhanging canopy of 1no. Ash (T4) within the Market Drayton
Conservation Area

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

To support this planning application subject to the Shropshire Council Tree Officer approving the work.

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Reference: 22/00549/FUL (validated: 24/03/2022)
 Address: Lynfel, Cheshire Street, Market Drayton, Shropshire, TF9 3AH
 Proposal: Erection of a two storey extension to side elevation

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

To support this planning application; it fulfils planning criteria.

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Reference: 22/01210/FUL (validated: 11/03/2022)
 Address: Cresswell House, 49 Stafford Street, Market Drayton, Shropshire
 Proposal: Erection of 3No. bungalows following demolition a redundant garden shed and garage structure widening of the existing access way which results in the removal of 2No. small section of walls and the formation of a driveway to the development area and access to 2No. parking spaces and the new rear garden for the retained Cresswell House

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

To support this planning application; it fulfils planning criteria.

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Councillor Hughes entered the Chamber and joined the meeting.

Reference: 22/01176/FUL (validated: 25/03/2022)
 Address: Proposed Care Home, Former Phoenix Garage, Great Hales Street, Market Drayton, Shropshire, TF9 1JW
 Proposal: Redevelopment of site to provide a circa 60 Bed care home (use class C2) including access, parking, and landscaping

The Clerk said there are twelve comments on Shropshire Council planning portal, eleven objections and one neutral; one objection has come into the Town Hall and this is also on the portal.

After an in-depth discussion:

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

To object to this planning application due to:

- Design and appearance - not in keeping with the surrounding conservation area
- Layout and density – overcrowding of the area
- Carparking - Insufficient carparking spaces
- Access - Lack of a turning space for emergency vehicle
- The application to be considered at Shropshire Council Planning Committee.

Reference: 22/01208/FUL (validated: 28/03/2022)
 Address: 15 And 15A Queen Street, Market Drayton, Shropshire
 Proposal: Erection of 1No detached two and half storey building to accommodate 2No commercial units ground floor (Use Classification E(a) and E(b) Unit 1 and Sui generis C3 Unit 2 with 6No flats above following demolition of existing single storey detached structure

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

To support this planning application; it fulfils planning criteria.

Reference: 22/01344/FUL (validated: 21/03/2022)
 Address: 14 Melrose Crescent, Market Drayton, Shropshire, TF9 1NB
 Proposal: Erection of single storey rear extension

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

To support this planning application; it fulfils planning criteria.

Amendment

Reference: 22/00412/FUL
 Address: Erection of 5no. detached bungalows with garages and formation of 3no. parking spaces for use by adjacent cottages on Kilnbank Road
 Proposal: Proposed Residential Development Land To The East Of, Kilnbank Road, Market Drayton, Shropshire

Councillor Aldcroft proposed, Councillor Whittle seconded and it was **RESOLVED** with 2 abstentions:

To support this amended planning application; it fulfils planning criteria.

6.PL

DECISIONS

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

The meeting concluded at 7.31 p.m.

Chairman: T. B. [Signature] Date: 21/4/2022