

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 7 March 2024 at 7.00 pm.**

PRESENT: Councillors: R. Aldcroft, B. Chapman (Chairman), P. Glover, R. Hughes, T. Manton, I. Nellins and A. Sanderson. .

ABSENT: Councillors: Mrs. J. Beckett, T. Beckett, M. Erwin, G. Groves, and W. Love.

In Attendance: 30 members of the public were present, and 3 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 apology:

Councillor Erwin	-	Prior Arrangement
Councillor Groves	-	Prior Arrangement
Councillor Love	-	Illness

2.PL DISCLOSABLE PECUNIARY INTERESTS

- i. No disclosable Interests were declared.
- ii. The following application for Dispensations under s33 of the Localism Act 2011 was received:

Councillor		Reason	Dispensation
Councillor Manton	Item 5.PL Planning application: 23/05306/OUT	Previous admin on Facebook Group that opposed development in and on this area (no longer admin).	To remain in the meeting, participate and vote including further discussions of the business.

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

To allow Councillor Manton dispensation under s33 of the Localism Act 2011 to be able to remain in the meeting, participate and vote on the planning application 23/05306/OUT.

The Chairman said there was a query raised at the last meeting regarding the letters 'HHE' on an application reference; the Planning Department at Shropshire Council have been contacted and they have confirmed it stands for 'House Holder Extension'.

3.PL PUBLIC SESSION

The Chairman said there are five members of the public that wish to speak

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regarding planning application 23/05306/OUT and 24/00461/FUL.

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

To come out of Standing Orders to allow the members of public to speak at the meeting.

The Chairman welcomed the first resident, Mr Richard Lloyd to the meeting who spoke about Planning Application reference 23/05306/OUT.

Mr Lloyd strongly objected to the planning application on the following points:

- The application is objected to by MP Helen Morgan, The Woodland Trust and circa 500+ local residents.
- Unhappy this development would remove the town's beautiful landscape and replace it with industrial boxes, concrete, and tarmac.
- Damson Wood acts as a screen and barrier, The Woodland retention was a condition of the planners, on the previous development for the existing commercial space.
- Planning application 08/01424/OUT dated 2008, includes protection of the Oak trees.
- The woodland has a lot of wildlife habitat.
- There are still several empty units on the neighboring site.

The Chairman asked if members had any questions they would like to ask.

No questions were asked.

The Chairman welcomed the second resident, Mr Clive Luty to the meeting who spoke about Planning Application reference 23/05306/OUT.

Mr Luty strongly objected to the planning application on the following points:

- The area is full of wildlife; the ecosystem should not be destroyed.
- Damson wood is well used by many residents.
- The area is the last piece of green space in that part of the town.
- If accepted Sherwood Crescent would lose the noise barrier.
- The current business park has empty units that are unsold.
- Shropshire Council have put a Tree Preservation Order in place for Damson Wood for life.
- Wanted the support and backing from Town Council to object to this planning application.

The Chairman asked if members had any questions they would like to ask.

No questions were asked.

The Chairman said the third resident, Mr Steve Boronski that has requested to speak about planning application reference 23/05306/OUT has been delayed; he read out a statement listing his objections:

- Residents have struggled to post their objections on Shropshire Councils portal.
- Sustainable and Environmental Consultants reports have not been produced,

they have used the same reports for the affordable housing application, the consultants have just changed the file name.

- He invited all to join the Damson Wood Group at The Shirehall tomorrow at 11am to present nearly 400 additional objections to the application.

The Chairman welcomed the fourth resident, Mr Elliott Powell to the meeting who spoke about Planning Application reference 23/05306/OUT.

Mr Elliott Powell strongly objected to the planning application on the following points:

- There are currently 188 online objections and has approximately 450 objection letters in front of him which will be handed in by hand tomorrow at the Council Head Office.
- Pleased to hear the council objected to the first two applications and hope they will do the same for this one.
- This planning application is full of promises that we want to hear, but contains miss guided information and has been done to benefit the landowner only, there has been no consideration about the environment.
- The Trees located within this application are protected by a permanent Tree preservation order that was granted in 2021.
- Damson Wood was granted an "Asset of Community Value order" in 2021.
- Damson Wood is a wildlife corridor and well-established ecosystem.
- The application does not sit within the Shropshire Council neighbourhood/development plan.

The Chairman asked if members had any questions they would like to ask.

No questions were asked.

The Chairman welcomed the final resident, Mrs Grundy to the meeting who spoke about Planning Application reference 24/00461/FUL.

Mrs Grundy objected to the planning application on the following points:

- Unsufficant parking
- The pavements in the area are too narrow for wheelchair users.
- Insufficient views from resident's windows with the area being overcrowded.

The Chairman asked if members had any questions they would like to ask.

No questions were asked.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of the Planning Committee meeting held on 22 February 2024.

5.PL PLANNING APPLICATIONS

Reference: 23/05306/OUT (validated: 09/02/2024)
 Address: Land South Wallace Way, Tern Valley Business Park, Market Drayton, Shropshire
 Proposal: Outline application for upto 8,932 sqm of commercial floorspace (Use Class B2/B8 and Class E (C and G)) with the provision of a Woodland Amenity Corridor (with matters reserved apart from access)

Plans showing the application was put on the projector for all to see.

1 member of the public entered the Chamber.

After an in-depth discussion:

Councillor Manton proposed, Councillor Sanderson seconded and it was **RESOLVED** with 6 votes for and 1 vote against:

To object to this planning application on the following material planning considerations:

- **Noise**
- **Layout and density of building**
- **Design, appearance and materials.**
- **Proposals in the Development Plan (This land is not allocated for commercial development)**
- **Previous planning decisions (including appeal decisions)**
- **Nature conservation**

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 20 members of the public left the Chamber.

Reference: 24/00461/FUL (validated: 06/02/2024)
 Address: Paul Atkins Farm Services, 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

Plans showing the application was put on the projector for all to see.

After an in-depth discussion:

1 member of the public left the Chamber.

Councillor Sanderson proposed, Councillor Aldcroft seconded and it was **RESOLVED** with 6 votes for and 1 vote against:

To object to this planning application due to the following issues:

- **Loss of light and shadowing**
- **Noise**
- **Density and design**
- **Outdated sewage provision**
- **Highway Safety**
- **Scale of building is not in keeping with the area**
- **Lack of parking**

6 members of the public left the Chamber.

Reference: 24/00675/FUL (validated: 19/02/2024)
 Address: 2 The Bridleway, Market Drayton, Shropshire, TF9 3UD
 Proposal: Two storey side extension and internal alterations

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

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

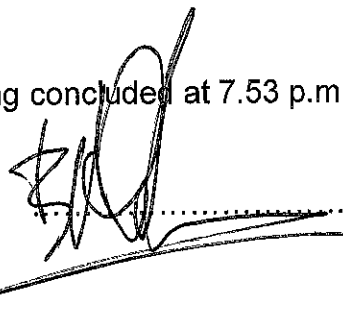
6.PL DECISIONS

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

Reference: 24/00272/TPO (validated: 24/01/2024)
 Address: Coppers Wood, Buntingsdale Road, Market Drayton, Shropshire, TF9 1LW
 Proposal: Maintenance work (crown raising/reduction - see schedule) to 6no. Oaks (Ok1-6) protected by the Shropshire Council (Land at and adjacent to Bottom Lane, off Buntingsdale Road, Market Drayton) TPO 2013 (ref. SC/00164/13)
 Decision: Grant Permission

Town Council's resolution: To support this planning application subject to the support from the Tree Officer.

The meeting concluded at 7.53 p.m.

Chairman: 

Date: 18/4/24

Initial: 