

Market Drayton Town Council

**Minutes of Planning Meeting
held in The Starmer Room at The Parish Rooms, Church Street, Market Drayton
on Thursday 7 May 2026 at 7.00 pm.**

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

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

In Attendance: 5 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 apologies:

Councillor R. Hughes - 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

Three members of the public expressed a wish to speak at the meeting.

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

To suspend Standing Orders for fifteen minutes during the public session to allow the members of public to speak at the meeting.

The Chairman welcomed the residents and thanked them for attending the meeting.

The first member of public raises concerns about planning application 26/01506/FUL The Wynerley, Hospital Lane, Market Drayton for a change of use from Class C3 dwelling to a C2 residential children's care home.

His said no evidence had been presented by highways and there was no emergency access assessment submitted with the application; the amount of traffic to the property would be an issue for the neighbours on the small unadopted road and surrounding area.



He asked why has this application been accepted without detailed access and parking plans and how can Council be satisfied that safe access is achieved without them?

The Chairman said a discussion regarding this application will be had later in the meeting. At this stage, the application is in the consultation stage only; the application has not yet been granted.

The resident thanked members for their time and allowing him to speak at the meeting.

The second member of public also wanted to raise their concerns about planning application 26/01506/FUL.

He echoed the same concerns raised and said the alleyway from Hospital Lane to Elm Drive is already a heavily used route by children in the area and Hospital Lane is a busy road without adding additional traffic.

If the application is granted there will be a large traffic impact to the four residential houses down the unadopted lane and the older generation residential caravan park. Currently the residents in Hospital Lane have to park on the side of the road because there is an issue with lack of parking, having a residential home staffed around the clock will add an extra burden on the road as there is only currently four parking spaces on the application land. This in turn will bring road safety issues because there is only one pedestrian path on hospital Lane and no path down the unadopted road.

The resident thanked members for their time and allowing him to speak at the meeting.

The third member of public also wanted to raise their concerns about planning application 26/01506/FUL

The resident raised his concerns about the access issues regarding the proposed planning application. Due to only four car parking spaces at the address felt this was not adequate and will have a high impact on the surrounding area as well as having access issues for potential emergency services. He requested members consider their concerns regarding the proposed application.

The resident thanked members for their time and allowing him to speak at the meeting.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 9 April 2026.

5.PL PLANNING APPLICATIONS

Reference: 26/00984/FUL (validated: 10/04/2026)

Address: The Old Forge , Stafford Street, Market Drayton, Shropshire, TF9 1HE

Proposal: Two-storey side extension, single storey rear extension, double garage and removal of conservatory.

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After a discussion:

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

To object to this planning application on the grounds of the Government policy in line with Paragraph 216 of the NPPF.

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Reference: 26/01506/FUL

Address: The Wynerley , Hospital Lane, Market Drayton, Shropshire, TF9 3ER.

Proposal: Change of use from Class C3 dwellinghouse to a Class C2 residential children's care home. Site Area: 886.6m2

After an in-depth discussion:

Councillor Manton proposed, Councillor Sharp seconded and it was **RESOLVED** with 1 vote against:

To object to this planning application due to Highway and Traffic Safety issues.

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Reference: 26/01562/FUL (validated: 30/04/2026)

Address: Muller UK & Ireland Group LLP, Shrewsbury Road, Market Drayton, Shropshire, TF9 3SQ

Proposal: Erection of seven replacement storage silos

Applicant: Muller UK & Ireland Group LLP (Muller UK & Ireland Group LLP, Shrewsbury Road, Market Drayton, Shropshire, TF9 3SQ)

Councillor Nellins proposed, Councillor Aldcroft 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: 25/03796/LBC (validated: 22/10/2025)

Address: 38 Stafford Street, Market Drayton, Shropshire, TF9 1JB

Proposal: Replacement of 9 casement windows and two door sets

Decision: Grant Permission

Market Drayton Town Council Resolved to support this planning application.

Reference: 26/00848/FUL (validated: 20/03/2026)

Address: 57 - 59 Longford Turning, Market Drayton, Shropshire, TF9 3PF

Proposal: Subdivision of an existing single dwelling back into two dwellings

Decision: Grant Permission

Market Drayton Town Council Resolved to support this planning application.

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Reference: 25/04243/FUL (validated: 17/11/2025)
 Address: Proposed Dwelling To The East Of, Kilnbank Road, Market Drayton,
 Shropshire
 Proposal: Erection of a single storey dwelling and detached garage
 Decision: Grant Permission

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

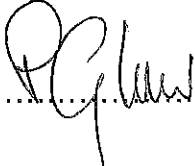
Reference: 26/00280/FUL (validated: 10/02/2026)
 Address: Grove School , Stafford Street, Market Drayton, Shropshire, TF9 1HF
 Proposal: Erection of a single storey building to provide a Special Educational
 Needs and Disability (SEND) Hub including external play area following
 demolition of the existing caretakers bungalow
 Decision: Grant Permission

Market Drayton Town Council Resolved to support this planning application.

Reference: 26/00395/FUL (validated: 11/02/2026)
 Address: Outbuilding To Rear Of Former Public House Known As The Railway,
 Cheshire Street, Market Drayton, Shropshire
 Proposal: Demolition of detached two storey outbuilding
 Decision: Withdrawn

Market Drayton Town Council Resolved to support this planning application.

The meeting concluded at 7.29 pm.

Chairman:  Date: 04/06/26