

## Market Drayton Town Council

**Minutes of the Planning Committee Meeting**  
held at The Town Hall, Frogmore Road on Thursday 8 February 2024 at 7.00 pm.

**PRESENT:** Councillors: T. Beckett, B. Chapman (Chairman), P. Glover, G Groves, R. Hughes, W. Love, T. Manton, I. Nellins and A. Sanderson.

**ABSENT:** Councillors: R. Aldcroft, Mrs. J. Beckett and M. Erwin.

**In Attendance:** 34 members of the public were present, and 4 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. Aldcroft     | - | Illness           |
| Councillor Mrs. J. Beckett | - | Prior appointment |
| Councillor M. Erwin        | - | Prior appointment |

### 2.PL DISCLOSABLE PECUNIARY INTERESTS

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

| Councillor        |   | Reason   | Dispensation  |
|-------------------|---|--|---|
| Councillor Manton | Item 5.PL Planning application:<br>23/05324/OUT<br>23/05326/FUL | 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 T. Beckett 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 applications 23/05324/OUT and 23/05326/FUL.**

### 3.PL PUBLIC SESSION

The Chairman said there has been several members of public that wish to speak about planning applications 23/05324/OUT and 23/05326/FUL at the meeting.

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The Chairman welcomed the first resident, Mr Stephen Boronski to the meeting.

Mr Broonski said he has looked through the planning documents relating to the two planning applications and believes they have been written by incompetent people; they are misleading and have been produced very cheaply, parts of the documents are in draft form which means they are not finished.

He was unhappy that Shropshire Councils website has been inaccessible during the consultation period which has stopped residents from submitting their comments on the portal.

Mr Boronski asked Councillors to show their support to the towns community and the Save Damson Wood Group by objecting to the two planning applications as the woodland and wildlife will be destroyed if the applications are passed.

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

No questions were asked.

The Chairman welcomed the second resident, Miss Rachel Moseley to the meeting.

Miss Moseley said is a resident in Buntingsdale Road. She said no planning notices have been put up in the area outlining the applications and that she has concerns about the lack of infrastructure; the road is very narrow so would be difficult to introduce public footpaths, there are no streetlights, no foul sewerage and no natural gas. She also expressed concern about land erosion from removal of the vegetation on the existing bank.

A member of the public entered the Chamber.

Miss Moseley said there are one hundred and ten objections on Shropshire Councils portal; she asked the Town Council to look after the residents who clearly do not want the applications passed.

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

No questions were asked.

The Chairman welcomed the third speaker, Mr Clive Luty to the meeting.

Mr Luty said he is a resident of the town who lives close to Buntingsdale Road and Damson Wood. His concerns are: no planning notices have been put up; they are supposed to be affordable housing but there is no mention within the application if they will be handed over to a housing association; the land is very close to the river and as climate is changing there may be an issue with flooding; the houses would be in a poorly lit area which would encourage anti-social behaviour.

He said having these dwellings in the area will have a negative visual impact on the surrounding area and it will set a precedent for other planning applications along the Tern Valley.



Mr Luty asked Councillors to take their time in considering the applications as it is an extremely important decision which will affect a lot of people.

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

No questions were asked.

The Chairman welcomed the fourth speaker, Mr Daniel Cornes to the meeting.

Mr Cornes said he has recently moved into a property next to the proposed development site, his solicitor's searches were completed in October last year but did not show any planning developments, he has since learnt that there were pre-planning meetings being held with Shropshire Council in September. He hoped this home was his forever, dream home.

He asked councillors to think about the quote from the Healey Estate, '*give back to the community*' he said land should be given to the community; its not all about money.

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

No questions were asked.

The Chairman welcomed the last speaker, Mr Elliott Powell to the meeting.

Mr Powell said he has lived in the town since 1997, he is a Champion of the Save Damson Wood Group and played a big part in Campaigning in 2020 when planning for ninety-seven houses was requested. The area is the only green land west of the town, it is well used by many residents who deserve to have this facility available, it means so much to the community. He asked Councillors to support the Group and residents by not allowing the land be lost.

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

No questions were asked.

#### 4.PL MINUTES

Councillor Manton proposed, Councillor Glover seconded, and it was **RESOLVED** with 2 abstentions:

**To approve the minutes of Planning Committee meeting on 25 January 2024.**

#### 5.PL PLANNING APPLICATIONS

The Chairman reminded members that they can only discuss planning applications on the agenda.

Reference: 23/05324/OUT (validated: 22/01/2024)

Address: Proposed Residential Development Land To The North Of, Buntingsdale Road, Market Drayton, Shropshire

Proposal: Outline planning consent for the creation of 3No. dwellings (affordable) to include means of access

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A picture of the proposed site was displayed on the screen for members to see.

Members had an in-depth discussion regarding the application.

Councillor Manton proposed, Councillor Groves seconded, and it was **RESOLVED** with 8 votes for and 1 vote against:

**To object to this planning application on the following Material Planning Considerations:**

- **Overlooking/loss of privacy**
- **Highway Safety (Buntingsdale Road is already used by a great many walkers, cyclists and families etc and the increased volume of traffic will present real and clear dangers)**
- **Noise**
- **Layout and density (the application is inappropriate for the area)**
- **Government policy (conflicts with the development plan and in particular with Policies CS1, CS3 and CS5 and Policies S11, MD1, MD3 and MD7a of the SAMDev) Proposals in the development plan**
- **Previous planning decisions (including appeals)**
- **Nature conservation**
- **Design appearance & materials (focusing specifically on the location)**

Reference: 23/05326/FUL (validated: 31/01/2024)

Address: Land South Wallace Way, Tern Valley Business Park, Market Drayton, Shropshire

Proposal: Change of Use from private land to public Riverside Community Recreation Woodland and formation of public car parking area (x6 spaces) accessed via Buntingsdale Road.

Members had an in-depth discussion regarding the application.

Councillor Manton proposed, Councillor Hughes seconded, and it was **RESOLVED** with 8 votes for and 1 vote against:

**To object to this planning application on the following Material Planning Considerations:**

- **Highway Safety (Buntingsdale Road is already used by a great many walkers, cyclists and families etc and the increased volume of traffic will present real and clear dangers)**
- **Noise**
- **Nature conservation**
- **Layout and density (2.1m high fencing is inappropriate for that area)**

Reference: 24/00054/OUT (validated: 22/01/2024)  
 Address: 186 Shrewsbury Road, Market Drayton, Shropshire, TF9 3EJ  
 Proposal: Outline planning application (access and scale) for residential development of 3 no. dwellings

Four members of the public left the Chamber.

After a discussion:

Councillor Groves proposed, Councillor Hughes seconded, and it was **RESOLVED** with 8 votes for and 1 vote against:

**To support this planning application.**

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Councillor Sanderson left the Chamber.

Reference: 24/00272/TPO (validated: 24/01/2024)  
 Address: Coppers Wood, Buntingsdale Road, Market Drayton, Shropshire,  
 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)

After a discussion:

Councillor Hughes proposed, Councillor Manton seconded, and it was **RESOLVED** with 7 votes for, 1 vote against:

**To support this planning application subject to the support from the Tree Officer.**

Councillor Sanderson entered the Chamber and re-joined the meeting.

## 6.PL DECISIONS

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

Reference: 23/03403/VAR (validated: 03/08/2023)  
 Address: Land North Orwell Road, Market Drayton, Shropshire  
 Proposal: Application Under Section 73a of the Town and Country Planning Act 1990 for Variation of Condition 2 (Approved Plans) attached to planning permission Reference 22/05349/FUL for the introduction of Hipped Roofs and Hardwicke Welbeck Autumn Antique Brick  
 Decision: Grant Permission

Town Council comment: To support this planning application.

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Reference: 23/05203/FUL (validated: 04/12/2023)  
 Address: Land Adjoining Walkmill Bridge, Walkmill, Market Drayton, Shropshire,  
 Proposal: Siting of modular offices on domestic amenity land to include access and

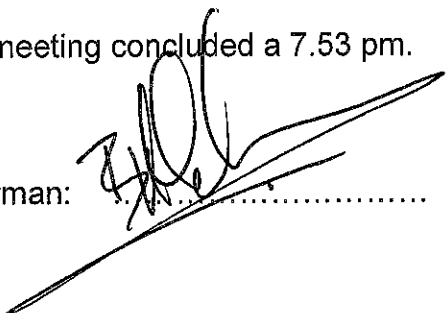
Decision: Parking  
Grant Permission

Town Council comment: To support this planning application provided it complies with all the conditions from the statutory consultees.

Reference: 23/05277/FUL (validated: 05/12/2023)  
Address: Proposed Dwelling South Of Red Bank House, Red Bank Road, Market Drayton, Shropshire  
Proposal: Proposed single-plot residential development.  
Decision: Grant Permission

Town Council comment: To support this planning application subject to the right of access being clarified, confirmed, and satisfied by the Planning Department at Shropshire Council.

The meeting concluded a 7.53 pm.

Chairman: 

Date: 22/2/24.