

**Market Drayton Town Council**

**Minutes of the Planning Committee Meeting  
held at The Town Hall, Frogmore Road on Thursday 23 January 2025 at 7.15 pm.**

**PRESENT:** Councillors: B. Chapman (Chairman), M. Erwin, P. Glover, G Groves, T. Manton, I. Nellins, and A. Sanderson.

**ABSENT:** Councillors R. Aldcroft, Mrs. J. Beckett, T. Beckett, R. Hughes and W. Love.

**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 R. Aldcroft	-	Prior Arrangement
Councillor J. Beckett	-	Prior Arrangement
Councillor T. Beckett	-	Illness
Councillor R. Hughes	-	Prior Arrangement
Councillor W. Love	-	Prior Arrangement

**2.PL DISCLOSABLE PECUNIARY INTERESTS**

- i. There were no Pecuniary Interests 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 requested to speak.

**4.PL MINUTES**

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

**To approve the minutes of Planning Committee meeting held on 9 January 2025.**

**5.PL PLANNING APPLICATIONS**

Reference: 24/04796/LBC (validated: 02/01/2025)  
 Address: Cotton House , 57 Shropshire Street, Market Drayton, Shropshire, TF9 3DA  
 Proposal: Widening of existing entrance by 1m and replacement wooden gates

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

**To support this planning application.**

Reference: 25/00037/FUL (validated: 14/01/2025)  
 Address: Constitutional Club , Mount Lane, Market Drayton, Shropshire, TF9 1AQ  
 Proposal: Change of Use from Constitutional Club (F2b) to 4-Bedroom Dwelling House

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

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

## 6.PL DECISIONS

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

Reference: 24/04482/FUL (validated: 02/12/2024)  
 Address: 2 Prospect Road, Market Drayton, Shropshire, TF9 3AP  
 Proposal: Erection of two storey side and single storey rear extensions  
 Decision: Grant Permission

*Town Council Resolved: To support this planning application subject to the Planning Officers approval that no boundary lines are being encroached.*

Reference: 24/04660/ADV (validated: 16/12/2024)  
 Address: Town Hall , 18 Frogmore Road, Market Drayton, Shropshire, TF9 3AX  
 Proposal: Erect and display one internally illuminated wall mounted electronic public information screen  
 Decision: Grant Permission

*Town Council Resolved: To Support this planning application.*

## 7.PL UPDATES/INFORMATION

Members **NOTED** the following information:

At the Planning meeting held on 9 January 2025; clarification was requested on how close a development can be built to property boundaries.

After speaking with a Planning Officer at Shropshire Council; the following information was sourced.

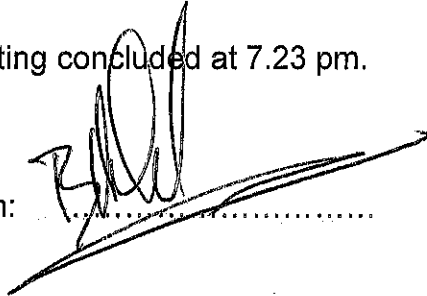
'In the UK, you can build up to 50 mm from a boundary if you have planning permission or permitted development rights. You can also build on the boundary line if you have a party wall agreement with your neighbour.'

In some cases, a third-party wall agreement may be required, however this is not a planning consideration as this is covered under separate legislation.

Shropshire Council currently do not have any guidance on separation distances; however this is something the LPA are looking to bring in.

The meeting concluded at 7.23 pm.

Chairman: .....



Date: .....

6/2/25.