

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 9 January 2025 at 7.00 pm.**

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

ABSENT: Councillors Mrs. J. Beckett, T. Beckett, and M. Erwin.

In Attendance: 20 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 M. Erwin - 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

Councillor Sanderson entered the Chamber and joined the meeting.

The Chairman announced that four members of the public had requested to speak at the meeting.

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

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

The Chairman welcomed the first speaker, Mr Sparkes to the meeting.

Mr Sparkes spoke about planning application 24/04801/FUL Cedar Lodge, Frogmore Road.

Councillor Love entered the Chamber and joined the meeting.

Mr Sparkes said he lives near and shares the private road alongside the applicants property, the proposed extension will be built directly up to the boundary of the road.



He also raised the following concerns: the main drainage, optic cables and other services would be located right up to the boundary; there is not one meter distance from the boundary so construction and further maintenance would impinge on private property.

The removal of roots of the existing hedge has an impact on the stability of the driveway, digging foundations right up to the boundary will damage the driveway and at the rear of the proposed building would have views of the property's windows now the hedge has been cut down.

Mr Sparkes thanked members for the opportunity to speak at the meeting.

The Chairman welcomed the second speaker, Mr Tait to the meeting.

Mr Tait spoke about planning application 24/04801/FUL Cedar Lodge, Frogmore Road.

He said he also lives near and shares the private road along the side of the applicants property, he echoed Mr Sparkes concerns mentioned earlier. He said that if the application is approved up to the boundary line there would be an addition of an overhang of the guttering and possible damage caused to the road where the hedge routes are removed. Concern was also raised about the devaluation of his own property as the removal of the hedge will result in his property being overlooked.

Mr Tait thanked members for the opportunity to speak at the meeting and left pictures of the proposed planning applications site for members to have a look at.

The Chairman welcomed the third speaker, Mr Chris Noden to the meeting.

Mr Noden spoke about planning application 24/04683/FUL, Proposed commercial units to the south of Talbot Way.

Mr Noden said he is not against the application however feels the units should be relocated so they back on to the doctors instead of backing onto residential Homes; the noise from the units will affect the night shift workers living in the nearby houses and views from the homes would be compromised.

There are currently temporary shipping containers with roof coverings over to house vehicles on the site, which is an eyesore.

Mr Noden thanked members for the opportunity to speak at the meeting.

The Chairman welcomed the fourth speaker, Mrs Heather Noden to the meeting.

Mrs Noden also spoke about planning application 24/04683/FUL, Proposed commercial units to the south of Talbot Way.

She said the land was purchased by her husband and herself under their other business name, H&M Properties.



She explained she has worked alongside a planning consultant and planning officers at Shropshire Council to agree the layout of the site and that a pre application was submitted in 2024.

She made members aware that her planning consultant suggested the units sit at the back of the doctor's boundary, however, the senior planning officer at Shropshire Council advised that they be located at the back of the houses to act as a sound barrier.

She explained that the plans are currently being amended; changes are being made to the location of the fire exits and to include the installation of additional equisetetic fences.

Mrs Noden thanked members for the opportunity to speak at the meeting.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 12 December 2024.

5.PL PLANNING APPLICATIONS

Reference: 24/04279/FUL (validated: 22/11/2024)
 Address: Land Rear Smithfield House, Smithfield Road, Market Drayton, Shropshire, TF9 1EW
 Proposal: Erection of four dwellings following demolition of existing workshop building

The Chairman said this application was considered at the previous meeting; relevant information was not made available at the time, this information has now been made available, he asked members to consider the application again.

After a brief discussion:

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

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

Reference: 24/04600/FUL (validated: 17/12/2024)
 Address: 15 And 15A Shropshire Street, Market Drayton, Shropshire, TF9 3BZ
 Proposal: Repair works and alterations to a listing building and Conversion of upper floors to a single bedroom apartment

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

BWL

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

Reference: 24/04601/LBC (validated: 17/12/2024)
 Address: 15 And 15A Shropshire Street, Market Drayton, Shropshire, TF9 3BZ
 Proposal: Repair works and alterations to a listing building and Conversion of upper floors to a single bedroom apartment

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

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

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

Councillor Hughes proposed, Councillor Sanderson seconded and it was **RESOLVED with 2 votes against:**

To Support this planning application.

Reference: 24/04766/LBC (validated: 19/12/2024)
 Address: Land To The Rear Of, Kings Arms, Shropshire Street, Market Drayton
 Proposal: Conversion and extension of former stables to provide 4no apartments

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

To support this planning application, the design, appearance, and materials are acceptable and noise within the area will be reduced.

Reference: 24/04376/FUL (validated: 19/12/2024)
 Address: Land To The Rear Of, Kings Arms, Shropshire Street, Market Drayton,
 Proposal: Conversion and extension of former stables to provide four apartments

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

To support this planning application, the design, appearance, and materials are acceptable and noise within the area will be reduced.

Reference: 24/04683/FUL (validated: 19/12/2024)
 Address: Proposed Commercial Units To The South Of, Talbot Way, Market Drayton, Shropshire
 Proposal: Proposed Commercial Building, split into 3 units (B8 and Class E use)

After an in-depth discussion:

Councillor Manton proposed, Councillor Sanderson seconded and it was **RESOLVED** with 4 votes for, 4 votes against and 1 abstention:

To support this planning application.

Due to the vote being equal, the Chairman used his casting vote.

The Chairman voted against the proposal, it was therefore **RESOLVED:**

To object to this planning application.

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1 member of the public left the Chamber.

Reference: 24/0444/FUL (validated: 19/12/2024)
 Address: Proposed Residential Development Land West Of, Red Barn Road,
 Market Drayton, Shropshire
 Proposal: Erection of 7No. dwellings and associated public open space land

The Chairman showed members the outline planning application on the overhead projector.

After a discussion:

Councillor Chapman proposed, Councillor Sanderson seconded and it was **RESOLVED with 2 abstentions:**

To object to this planning application.

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Reference: 24/04801/FUL (validated: 20/12/2024)
 Address: Cedar Lodge , Frogmore Road, Market Drayton, Shropshire, TF9 3AS
 Proposal: Removal of existing conservatory, internal alterations, conversion of garage to office, two storey side extension/build over, and side annex.

Pictures of the site supplied by Mr Tait were circulated to members.

After an in-depth discussion:

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

To object to this planning application; due to the layout and density of the building.

The Chairman requested clarification from Shropshire Council on building up to the boundary for future reference.

6.PL DECISIONS

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

Reference: 24/04269/FUL (validated: 07/11/2024)
Address: Public Toilets, Towers Lawn, Market Drayton, Shropshire
Proposal: Internal alterations and remodelling of existing toilet block including external changes to the existing elevations.
Decision: Grant Permission

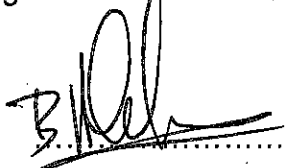
Town Council Resolved: Town Councils application; no comment was submitted.

Reference: 24/04056/FUL (validated: 29/10/2024)
Address: 159 Shrewsbury Road, Market Drayton, Shropshire, TF9 3EQ
Proposal: Formation of driveway and dropped kerb
Decision: Grant Permission

Town Council Resolved: Meeting was cancelled due to an electrical problem.

The meeting concluded at 7.54 pm.

Chairman:



Date:

23/01/25