

Market Drayton Town Council

**Minutes of the Planning Committee Meeting
held at The Town Hall, Frogmore Road on Thursday 6 February 2025 at 7.15 pm.**

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

ABSENT: Councillors: Mrs. J. Beckett, M. Erwin and A. Sanderson.

In Attendance: 4 members of the public were present, and 0 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 J. Beckett	-	Illness
Councillor M. Erwin	-	Illness
Councillor A. Sanderson	-	Prior Appointment

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

The Chairman announced that a member of the public had requested to speak at the meeting.

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

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

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

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

He reminded members that he lives near and shares the private road alongside the applicant's property, the amended application to reduce the single storey extension width by 225mm would still have an impact on the boundary, footings will have to be excavated causing potential damage and there is still a limited amount of space to render the building.



He said the revised plans indicate that the intention is to erect a six-foot fence with closed board fencing on Cedar Lodge boundary. However, he would question whether this would be erected as it would be less than 225 millimetres from the proposed external wall of the single storey building which would have two windows directly overlooking the applicant's fence.

He would like to insist that the existing original concrete posts must be retained in place as these mark the boundary between Cedar Lodge and Frogmore Close.

Mr Sparkes thanked members for the support they showed him last time this application was considered and hoped they do so again on the amended application.

The meeting went back into Standing Orders.

4.PL MINUTES

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

To approve the minutes of Planning Committee meeting held on 23 January 2025.

5.PL PLANNING APPLICATIONS

Reference: 25/00204/FUL (validated: 21/01/2025)
 Address: 16 Caernarvon Close, Market Drayton, Shropshire, TF9 1RH
 Proposal: Single storey extensions to existing dwelling and associated works
 Applicant: Mr And Mrs P Mantell (Corn House, High Street , Wem , Shropshire, SY4 5TT)

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

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

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Amendments to the following application:

Reference: 24/04801/FUL
 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.

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

To object to this planning application due to over development; changes to the original plan was not sufficient to change Councils original decision.

6.PL DECISIONS

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

Reference: 24/04397/TPO (validated: 19/11/2024)
 Address: Newgrove House , Drayton Grove, Market Drayton, Shropshire, TF9 3AD
 Proposal: Fell and replace with similar 1no Scots Pine protected by The North
 Shropshire District Council (Lower Grove School, Market Drayton) TPO
 1981.(Ref: NS/00030/81)
 Decision: Grant Permission

Town Council Resolved: To object to this planning application.

Reference: 24/04346/FUL (validated: 28/11/2024)
 Address: Red Lion Inn , Great Hales Street, Market Drayton, Shropshire, TF9 1JP
 Proposal: Internal changes to include the creation of a new staircase to the first floor
 to access ladies toilets and meeting room, change of location of the
 commercial kitchen. Extension to link and removal of outbuilding. Existing
 roof to be extended and carried across new extension and extension to
 existing canopy.
 Decision: Grant Permission

Town Council Resolved: To support this planning application.

Reference: 24/04347/LBC (validated: 28/11/2024)
 Address: Red Lion Inn , Great Hales Street, Market Drayton, Shropshire, TF9 1JP
 Proposal: Internal changes to include the creation of a new staircase to the first floor
 to access ladies toilets and meeting room, change of location of the
 commercial kitchen. Extension to link and removal of outbuilding. Existing
 roof to be extended and carried across new extension and extension to
 existing canopy.
 Decision: Grant Permission

Town Council Resolved: To Support this planning application.

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)
 Decision: Grant Permission

Town Council Resolved: To object to this planning application.

The meeting concluded at 7.29 pm.

Chairman: 

Date: 20/2/25