

Shropshire Council  
Legal and Democratic Services  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Date: Tuesday, 29 June 2021

**Committee: Northern Planning Committee**

**Date: Wednesday, 7 July 2021**

**Time: 2.00 pm**

**Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND**

Members of the public will be able to access the live stream of the meeting by clicking on this link: <http://shropshire.gov.uk/NorthernPlanning7July2021>

There will be some access to the meeting room for members of the press and public but this will be very limited in order to comply with Covid-19 regulations. If you wish to attend the meeting please e-mail [democracy@shropshire.gov.uk](mailto:democracy@shropshire.gov.uk) to check that a seat will be available for you.

The Council's procedure for holding Socially Distanced Planning Committees including the arrangements for public speaking can be found by clicking on this link: <https://shropshire.gov.uk/planning/applications/planning-committees/>

You are requested to attend the above meeting.  
The Agenda is attached

Tim Collard  
Interim Assistant Director – Legal and Democratic Services

**Members of the Committee**

Joyce Barrow  
Garry Burchett  
Geoff Elner  
Ted Clarke  
Vince Hunt  
Mark Jones (Vice Chairman)  
Mike Isherwood  
Edward Towers  
David Vasmer  
Alex Wagner  
Paul Wynn (Chairman)

**Substitute Members of the Committee**

Gerald Dakin  
Julian Dean  
Nat Green  
Nigel Hartin  
Pamela Moseley

Your Committee Officer is:

**Emily Marshall / Shelley Davies** Committee Officer

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# AGENDA

## 1 Apologies for Absence

To receive apologies for absence.

## 2 Minutes (Pages 1 - 8)

To confirm the Minutes of the meeting of the North Planning Committee held on 8<sup>th</sup> June 2021, attached, marked 2.

Contact: Emily Marshall on 01743 257717; or  
Shelley Davies on 01743 257718.

## 3 Public Question Time

To receive any public questions or petitions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is 2pm on Monday 5<sup>th</sup> July 2021.

## 4 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

## 5 Land South Of Bridgewater Street, Ellesmere, Shropshire - 20/04019/FUL (Pages 9 - 56)

Erection of mixed residential development of 23No dwellings, formation of vehicular and pedestrian access, amenity space and associated works.

## 6 Wharf Caravan Park Caravan Site, Goldstone, Cheswardine, Shropshire - 20/04123/FUL (Pages 57 - 88)

Change of use of land for the siting of 38No. static caravans.

## 7 Bear Steps, Shrewsbury, Shropshire - 21/02234/LBC (Pages 89 - 98)

Listed Building Consent to carry out repairs to timber frame and infill panels, replace sections of RWG, repair rain water gullies.

**8 Land Off Mile End Roundabout, Oswestry, Shropshire - 21/01334/EIA (Pages 99 - 136)**

Hybrid Planning Application for:

Full planning permission - formation of a 360m spine road; two 3.5m wide foot and cycleways; one 2m wide footpath; one electricity substation; supporting utilities infrastructure; drainage system; landscaping and ancillary works;

Outline planning permission - 10 plots to be delivered in four phases, providing:

- a hotel (use class C1) up to 30,000sq. ft;
- three units providing up to 6,000sq. ft of hospitality and up to 3000sq. ft of services;
- five mixed use units providing general industry with ancillary office (B2 & E) providing up to 180,000sq. ft;
- one office unit (use class E) providing up to 15,000sq. ft;
- one light industrial unit (use class E) providing up to 63,000sq. ft;
- two mixed use units providing storage/distribution with ancillary office (B8 & E) providing up to 200,000sq. ft;
- the provision of green infrastructure and all ancillary works.

**9 Appeals and Appeal Decisions (Pages 137 - 142)**

**10 Date of Next Meeting**

To note that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 3<sup>rd</sup> August 2021, venue to be confirmed.