

Shropshire Council
Legal and Democratic Services
Guildhall,
Frankwell Quay,
Shrewsbury
SY3 8HQ

Date: Monday, 9 June 2025

Committee:
Northern Planning Committee

Date: Tuesday, 17 June 2025

Time: 2.00 pm

Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

You are requested to attend the above meeting. The Agenda is attached
There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

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

Tim Collard
Assistant Director – Legal and Governance

Members of the Committee

Julian Dean (Chairman)
Mark Owen (Vice Chairman)
Jamie Daniels
Rosemary Dartnall
Greg Ebbs
Brian Evans
Adam Fejfer
Gary Groves
Ed Potter
Rosie Radford
Carl Rowley

Substitute Members of the Committee

Caroline Bagnall
Thomas Clayton
Andy Davis
Craig Emery
Rhys Gratton
Nick Hignett
Alan Holford
Brendan Mallon
Vicky Moore
Wendy Owen

Your Committee Officer is:

Emily Marshall Committee Officer

Tel: 01743 257717

Email: emily.marshall@shropshire.gov.uk

AGENDA

1 Apologies for Absence

To receive apologies for absence.

2 Minutes (Pages 1 - 6)

To confirm the Minutes of the meetings of the Northern Planning Committee held on 22 April 2025 and 22 May 2025, attached.

Contact: Emily Marshall on 01743 257717;

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 12 noon on Wednesday 11 June 2025

4 Disclosable Pecuniary Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

5 Proposed Residential Development Land NW Of Mile End Roundabout Shrewsbury Road Oswestry Shropshire (24/00719/OUT) (Pages 7 - 28)

Outline application for residential development on land off Shrewsbury Road, adjacent to Mile End Roundabout to include means of access and remediation.

6 Proposed Commercial Development Land to the south of Hazledine Way Shrewsbury Shropshire (24/04742/VAR) (Pages 29 - 48)

Variation of conditions attached to planning permission ref no. 22/03877/FUL to permit (i) an alternative Care Home Development in lieu of the previously approved Care Home Development and (ii) an amended single-storey Retail/Leisure building in lieu of the previously approved two-storey Retail/Leisure building

7 Field Adjoining Langley Sodyllt Bank Ellesmere Shropshire (25/00248/FUL) (Pages 49 - 74)

Change of Use of agricultural land to residential caravan site for 1 no. traveller family to include access and drainage.

8 Land North Mytton Oak Road Shrewsbury Shropshire (24/02808/OUT) (Pages 75 - 110)

Hybrid planning application for a residential development of up to 400 dwellings and 80 bed care home (Use Class C2), access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure: comprising a FULL application for 102 dwellings, 80 bed care home, access from Mytton Oak Road, footpath/cycleways, public open space, landscaping and associated development infrastructure and OUTLINE application (all matters reserved) for up to 298 dwellings, access, footpath/cycleways, public open space, landscaping and associated development infrastructure.

9 Appeals and Appeal Decisions (Pages 111 - 158)

10 Date of the Next Meeting

To note that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 15 July 2025 at The Guildhall, Frankwell Quay Shrewsbury