

**Committee and Date**

Northern Planning Committee

18th November 2025

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 16 September 2025**

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 3.44 pm**

Responsible Officer: Emily Marshall

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Present

Councillor Julian Dean (Chairman)

Councillors Mark Owen (Vice Chairman), Andy Davis, Rosemary Dartnall, Greg Ebbs, Brian Evans, Adam Fejfer, Gary Groves, Ed Potter, Rosie Radford and Carl Rowley

32 Apologies for Absence

There were no apologies for absence.

33 Minutes

The Chairman drew members attention to the Schedule of Additional Letters, which summarised comments made on the accuracy of the minutes from a member of the public.

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 19th August 2025 be approved as a correct record and signed by the Chairman.

34 Public Question Time

There were no public questions or petitions received.

35 Disclosable Pecuniary Interests

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

**36 The Smithfield Hotel, 1 Salop Road, Oswestry, Shropshire, SY11 2NR
(25/02361/FUL)**

The Senior Planning Officer introduced the application for the Change of use of an existing building to create a large 22-bedroom HMO.

Mr Ian Campbell, a member of the public spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Arren Roberts, Clerk to Oswestry Town Council on behalf of Oswestry Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Duncan Kerr, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Mr Joe Salt, agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, Members of the committee acknowledged the benefits of the proposed development, in that it would bring a disused building back into use and it would bring much needed accommodation to the town, however concern was expressed at the intensity of the development, commenting that the buildings previously accommodated 16 bedrooms as a hotel and this would be increased to 22. In response the Senior Planning Officer reminded the Committee that the rooms were single occupancy rooms. Members expressed concerns around the pressure on surrounding amenities the development would create, for example car parks and an overall lack of amenity space. Concerns were also expressed in relation to the impact of the development on the heritage asset and the surrounding conservation area.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their opposition to the proposed development for the reasons outlined above.

RESOLVED:

That planning permission be refused, contrary to the officer's recommendation.

Reason: The proposed development was over intensification of the building, the lack of parking, lack of amenity space, the impact on the Oswestry conservation area and the heritage asset.

37 Proposed Care Community at Hencote, Cross Hill, Shrewsbury, Shropshire (25/01810/REM)

The Principal Planning Officer introduced the application for the submission of reserved matters associated with Application 25/00403/VAR dated 6th May 2025 for Continuing Care Community (Use class C2) comprising up to 164 units of Extra Care and Close Care accommodation and a 75 bed Nursing Home to include Appearance of the Development, Layout, Scale, and Landscaping (amended description). Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed comments from Shropshire Council Ecology and a recommendation to members for an additional condition in relation to ecological matters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Ben Jephcott, as local ward

councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Mr Nigel Thorns, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Principal Planning Officer advised that there were a number of detailed matters relating to the proposal, including drainage, which were being dealt with as part of an application for discharge of planning conditions under delegated powers, and did not form part of the current reserved matters application.

During the ensuing debate, discussion turned to the colour of the bricks and the concerns raised by objectors, the committee felt that this was a personal preference and the majority of members present did not feel that the proposed colour of bricks should be changed.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposals, subject to the additional condition detailed in the schedule of additional letters.

RESOLVED:

That reserved matters approval be granted reserved matters approval subject to the conditions in Appendix 1 and an additional condition in relation to bird and bat boxes as detailed in the Schedule of Additional Letters.

38 The Lodge, Shrewsbury Sports Village, Sundorne Road, Shrewsbury (25/02268/DEM)

The Senior Planning Officer introduced the application for the demolition of redundant dwelling.

Having considered the submitted plans Members unanimously expressed their support for the proposal.

RESOLVED:

That approval be granted subject to the conditions set out in Appendix 1.

39 1 Oakfield Road, Shrewsbury, Shropshire, SY3 8AA (25/02707/FUL)

The Principal Planning Officer introduced the application for the erection of single storey side extension.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1

40 Appeals and Appeal Decisions

RESOLVED:

That the appeals and appeal decisions for the northern area be noted.

41 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday, 14th October 2025, in the Council Chamber, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: