



Committee and Date

Northern Planning Committee

17th March 2026

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 17 February 2026

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 4.51 pm**

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Julian Dean (Chairman)

Councillors Mark Owen (Vice Chairman), Andy Davis, Rosemary Dartnall, Greg Ebbs, Adam Fejfer, Gary Groves and Carl Rowley

62 Apologies for Absence

Apologies for absence were received from Councillors Brian Evans (substitute: Councillor Brendan Mallon), Ed Potter and Rosie Radford.

63 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 9th December 2025 be approved as a correct record and signed by the Chairman.

64 Public Question Time

There were no public questions or petitions received.

65 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.

66 Proposed Residential Development Land on the West side of Ellesmere Road, Shrewsbury, Shropshire (22/01432/OUT)

The Principal Planning Officer introduced the outline application for the residential development of up to 450 dwellings, strategic infrastructure to include: open space, drainage and engineering works with some matters (landscaping, appearance, layout, scale) reserved apart from strategic access and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Robert Mitchell, on behalf of local residents 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 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.

Sarah Butterfield, 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 concern was expressed in relation to the adequacy of transport modelling and the potential cumulative impacts of the development on the wider transport network. Members also felt that more information was needed in relation to active travel provision and particularly safe and active routes to primary and secondary schools to the north of the proposed development.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members felt that determination of the application should be deferred.

RESOLVED:

That determination of the application be deferred:

- To seek assurance in relation to active travel options, including options to access existing schools to the north of Shrewsbury; and
- Further clarification on the impact on the wider transport network, including pinch points and how the modelling fits in with the Shrewsbury Moves Vision and Plan

67 Proposed Residential Development Land North Of Olden Lane, Ruyton Xi Towns, Shropshire (24/03767/OUT)

The Principal Planning Officer introduced the outline application for the erection of 5No. self-build dwellings (to include access and scale) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. Members' attention was drawn to the information contained within the Schedule of Additional letters.

David White, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Eyles on behalf of Ruyton XI Towns Parish 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 Robert Jones, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

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 clarification was sought from the agent and the planning officer in relation to visibility splay requirements. Concern was expressed in relation to highway safety and vehicle speeds on Olden Lane and Members were concerned about the long-term safety of residents and highway users.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members felt the application should be refused, contrary to the officer's recommendation.

RESOLVED:

That planning permission be refused, contrary to the officer's recommendation, for the following reason:

The proposed development would result in an unacceptable impact on highway safety due to inadequate visibility and substandard access arrangements, contrary to Policies CS6 and MD2 of the Local Plan. In accordance with paragraph 116 of the NPPF, the development should be refused.

68 Proposed Dwelling East Of The Brewery Longden Coleham Shrewsbury Shropshire (25/03895/FUL)

The Area Planning Manager introduced the application for the erection of a detached dwelling and associated landscaping works. The Area Planning Manager reported an additional comment that had been received from the local ward member, since the publication of the schedule of additional letters. The local ward member did not object in principle to building on the plot, however they felt that the proposed three storey building was overbearing to the houses to the left and would also impact the street-scene in the conservation area.

During the ensuing debate members expressed the view that whilst the plot was suitable for development, the proposed dwelling was not in scale with the surrounding properties from both the river and road setting. There were concerns about the impact on the conservation area and the surrounding historic development. They felt that although the design was good, it was the right location.

RESOLVED:

That planning permission be refused, contrary to the officer's recommendation, for the following reasons:

- The proposed development is overbearing and incongruous in design and fails to preserve the character and appearance of the conservation area and street scene.
- That delegation to approve the exact wording of the reasons for refusal to be delegated of the planning services manager.

**69 Footpath Outside 5 Castle Street, Shrewsbury, Shropshire, SY1 2BD
(25/03854/ADV and 25/03853/FUL)**

The Area Planning Manager introduced the application for the Installation of BT Street Hub Unit with advertisement panels.

Having considered the submitted plans members unanimously expressed their support for the officer’s recommendation to refuse the application.

RESOLVED:

That planning permission be refused in accordance with the officer’s recommendation for the following reason.

The proposed free-standing BT digital street hub outside 5 Castle Street would, due to its scale, height, design, illumination and prominent siting, introduce a visually intrusive and dominant feature into the Shrewsbury Conservation Area, creating visual clutter and harming both the historic streetscape and the setting of nearby listed and non-designated heritage assets. The double-sided illuminated screen would adversely affect visual amenity in both immediate and wider views, failing to preserve or enhance the character and appearance of this part of the town centre. As such, the development is considered harmful to the significance of the Conservation Area and is contrary to Local Plan Policies CS3, CS6, CS17, MD2, MD13 and the NPPF.

70 Appeals and Appeal Decisions

RESOLVED:

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

71 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 17th March 2026

Signed (Chairman)

Date:

