



Committee and Date

Northern Planning Committee

20th October 2026

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 22 September 2026

In the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

2.00 - 4.41 pm

Responsible Officer: Emily Marshall

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Present

Councillor Julian Dean (Chairman)

Councillors Benedict Jephcott (Vice-Chair), Caroline Bagnall, Neil Bentley, Andy Davis, Gary Groves, Mark Owen, Brian Evans, Carl Rowley and Sam Walmsley (Substitute)
(substitute for Greg Ebbs)

22 Apologies for Absence

Apologies for absence were received from Councillors Greg Ebbs (substitute: Councillor Walmsley) and Ed Potter.

23 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 18th August 2026 be approved as a correct record and signed by the Chairman.

24 Public Question Time

There were no public questions or petitions received.

25 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.

26 Proposed Residential Development Land Between Aston Road and Church Lane, Wem, Shropshire (25/02775/OUT)

The Senior Planning Officer introduced the outline application, to include access matters only for: up to 175 dwellings, site access and highway works, green infrastructure including public open space, sustainable drainage, landscape buffering, amenity green space, and ancillary work. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Geoff Soul, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Bob Barker, on behalf of Wem Town Council 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 Gary Groves, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Sarah Jones and Adrian Simms, on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, sharing the three minute speaking allocation.

During the ensuing debate Members expressed their sympathy with the concerns raised by objectors and some members of the committee in relation to highways safety and the width of the footpath, however on balance the majority of members felt that the site was safe and sustainable.

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

RESOLVED:

That outline planning permission be granted, in accordance with the officer recommendation, subject to a Section 106 legal agreement securing the on-site affordable housing (20%), off-site active travel infrastructure, and a 30-year BNG management plan, and any other necessary planning provisions, alongside planning conditions to be agreed in consultation with consultees and the applicant.

27 Proposed Residential Development Land North Of Old Rectory Gardens, West Felton, Shropshire (25/03651/FUL)

The Senior Planning Officer introduced the application for the proposed residential development of 10 dwellings 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.

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

Councillor John Thornhill, on behalf of West Felton 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 David Walker, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

Andrew Jones, Agent, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans and listened to the comments made by all of the speakers, Member's expressed their support for the proposals.

RESOLVED:

That planning permission be granted, in accordance with the officer's recommendation, subject to the conditions set out in Appendix 1 of the officer's report and the applicant entering into a S106 agreement to secure the provision of 2 affordable dwellings.

28 Proposed Residential Development Land West Of Alma Close West Felton Shropshire (26/00099/OUT)

The Senior Planning Officer introduced the outline application for a residential Development (Outline) with Access to be considered 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.

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

Councillor John Thornhill, on behalf of West Felton 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 David Walker, as local ward councillor, made a statement and then left the table, taking no part in the debate or vote on this item.

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.

During the ensuing debate Members, expressed sympathy with the concerns raised by those objecting to the application and shared concerns in relation to density. It was requested that these concerns be noted and communicated with the developer and that the developer be requested to consider the war memorial, ha-ha and visitor parking when considering the layout of the development at reserved matters stage.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members expressed their support for the proposals, subject to the inclusion of the additional points raised.

RESOLVED:

That outline planning permission be granted, in accordance with the officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the officer's report;
- The applicant entering into a S106 legal agreement;
- Delegated authority being granted to officers to continue discussions with Severn Trent Water on whether a Grampian condition is required, as suggested in its consultation response, to prevent occupation of the dwellings until the necessary infrastructure works have been completed to increase network capacity.
- That the committee's concerns in relation to density be noted and communicated with the developer and that the developer be requested to consider the war memorial, ha-ha and visitor parking when considering the layout of the development at reserved matters stage.

29 39 Oak Street Shrewsbury, Shropshire, SY3 7RQ (26/02359/FUL)

The Area Planning Manager introduced the application for the creation of a terrace above existing conservatory, porch to front and insertion of an additional window at second floor level.

RESOLVED:

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

30 Appeals and Appeal Decisions

RESOLVED:

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

31 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 20th October 2026, in The Council Chamber, The Guildhall, Shrewsbury.

Signed (Chairman)

Date: