



# whitchurch town council

MINUTES: EXTRAORDINARY FULL TOWN COUNCIL MEETING, FRIDAY 3<sup>RD</sup> NOVEMBER 2023

MINUTES OF THE EXTRAORDINARY FULL TOWN COUNCIL MEETING HELD ON FRIDAY 3<sup>RD</sup> NOVEMBER 2023

---

## PRESENT

Councillors: J. De-Wyrall C. Doyle G. Ebbs A. Hall R. Hall  
A. Hotchkiss A. Jackson P. Lea J. Morris M. Phipps  
P. Tew

Proper Officer: Mike McDonald

**IN ATTENDANCE:** G. Dakin – Shropshire Councillor (Whitchurch South) 1 Member of the Public

---

The meeting was held at Bargates Hall, Whitchurch, whilst the Civic Centre was unavailable due to ongoing structural investigative works.

Councillor A. Hall opened the meeting at 6pm.

### 1. Apologies

Apologies were received from Cllrs Ridgway and Sullivan.

### 2. Declarations of Interest

No declarations of Councillors' Disclosure of Ordinary or Disclosable Pecuniary Interests in relation to the agenda items in this meeting were received.

### 3. Public Participation

It was resolved that Standing Orders were suspended (Proposed Cllr A. Hall, seconded Cllr De-Wyrall – all in favour), whilst members of the public were invited to make representations, ask questions, and give evidence in respect of business being transacted at the meeting and about any other matter for which the Council has a responsibility.

(Key: MoP = Member of the Public).

MoP

*Made comment on Agenda Item 4(a) 23/04179/FUL - specifically in relation to inaccurate drawings included in the planning application, existing traffic pressures in the locality and inappropriate levels of car parking included within the proposal.*

There being no further items, Standing Orders were reinstated. Proposed Cllr A. Hall, seconded Cllr Hotchkiss – all in favour

#### 4. Planning Matters: Applications Received

##### a. 23/04179/FUL: The Railway Spice, Talbot Street, Whitchurch

It was noted that one member of the public had submitted comments on the Shropshire Council Planning Portal, to date, for this application.

Following consideration of comments received, together with planning documentation and being mindful of material considerations, it was unanimously **resolved** to submit an objection to the application on the following grounds:

- i. Overdevelopment of the site and lack of sufficient evidence of 'need' consistent with any Place Plans.
- ii. Design conflicting with the historic nature and presentation of the building and those in the immediate vicinity (unsympathetic design).
- iii. Indicative drawings of proposed structures not reflecting a 'realistic' view of the surrounding streetscape and buildings.
- iv. Existing traffic / parking pressures on busy junction / arterial route.
- v. Inconsistent number of parking spaces with intended occupancy / room numbers and anticipated number customers for the restaurant / bar.
- vi. Lack of clarity with the future of the existing on-site Car Wash business, replaced with parking spaces in the proposed plans.
- vii. An understanding that abutting terraced properties maintain historic parking rights on the land, which further reduces proposed car park facilities.
- viii. Empirical evidence of commencement of works, presumably without permission, on both the main building and proposed 'conference' conversion.

Proposed Cllr A. Hall, seconded Cllr Doyle. **WTC/EFC/32/2324**

##### b. 23/04560/FUL: Horse and Jockey, Church Street, Whitchurch

It was noted that the application was deemed invalid by Shropshire Council Planning Officers. Consequently, the matter could not be considered.

#### 5. CONFIDENTIAL BUSINESS

To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters. For this section, the Council resolves itself into Committee, per s1 (6) of the Act. Proposed Cllr A. Hall, seconded Cllr Phipps – all in favour.

#### 6. Whitchurch Civic Centre (Confidential / Contractual)

Councillors received a brief verbal update from the Chairman and Proper Officer. Actions noted separately.

There being no further business, the meeting closed at 6.34pm

Signed as a true record of the meeting:

Chair: \_\_\_\_\_

Date: \_\_\_\_\_